HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Greater Toronto Area

Date Released: December 2015

Housing market intelligence you can count on

Canada

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HOME TO CANADIANS

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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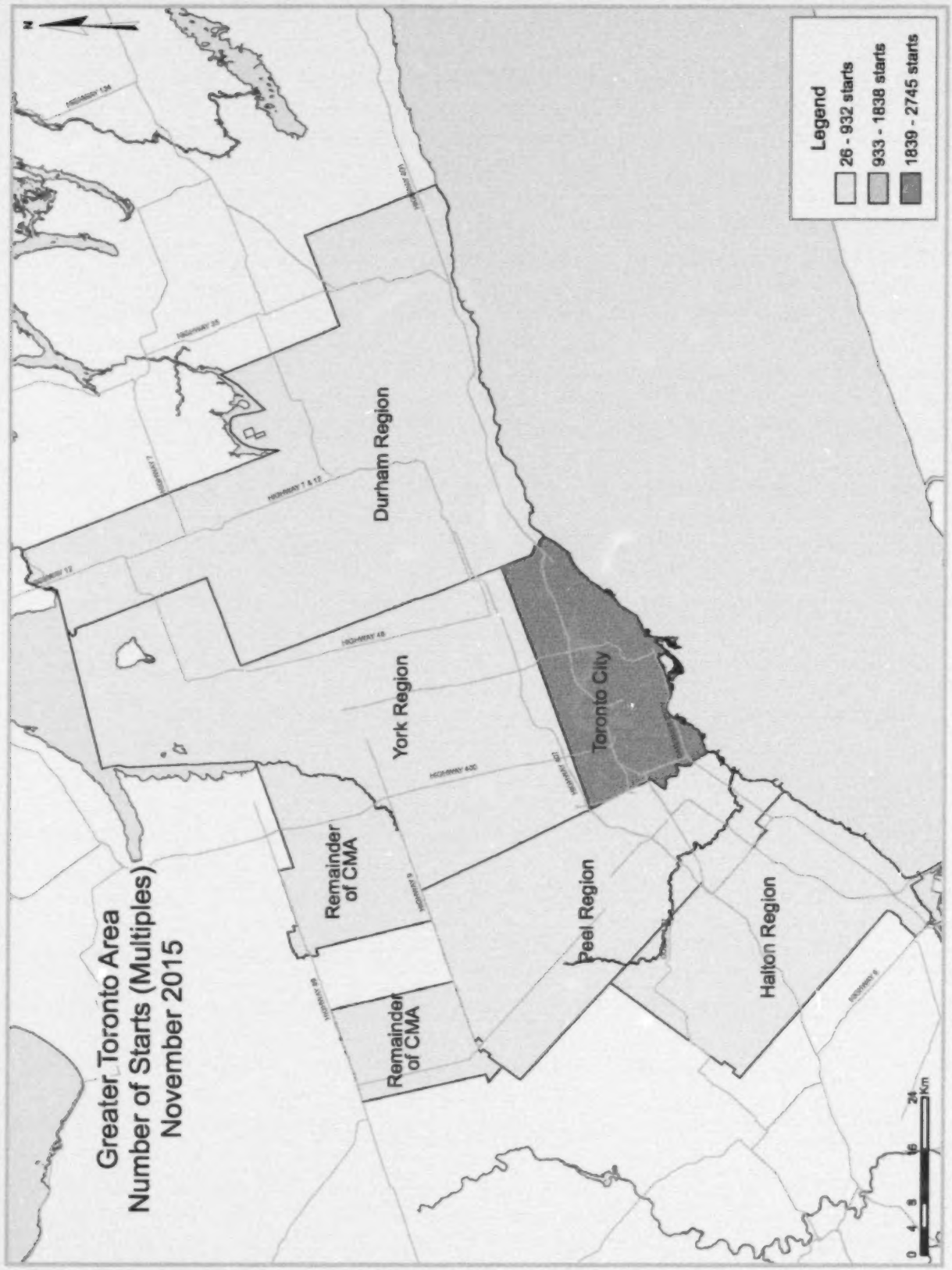
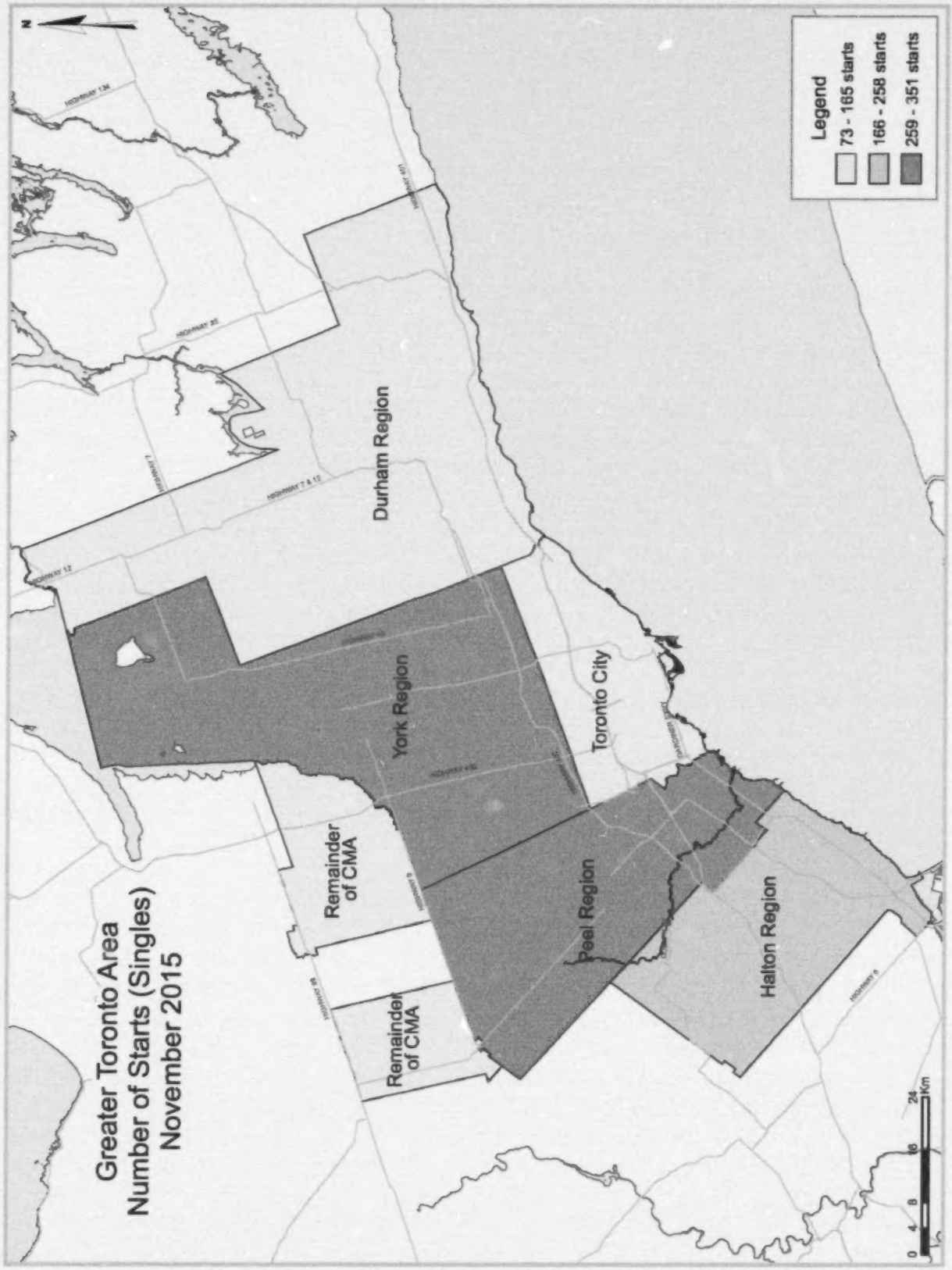
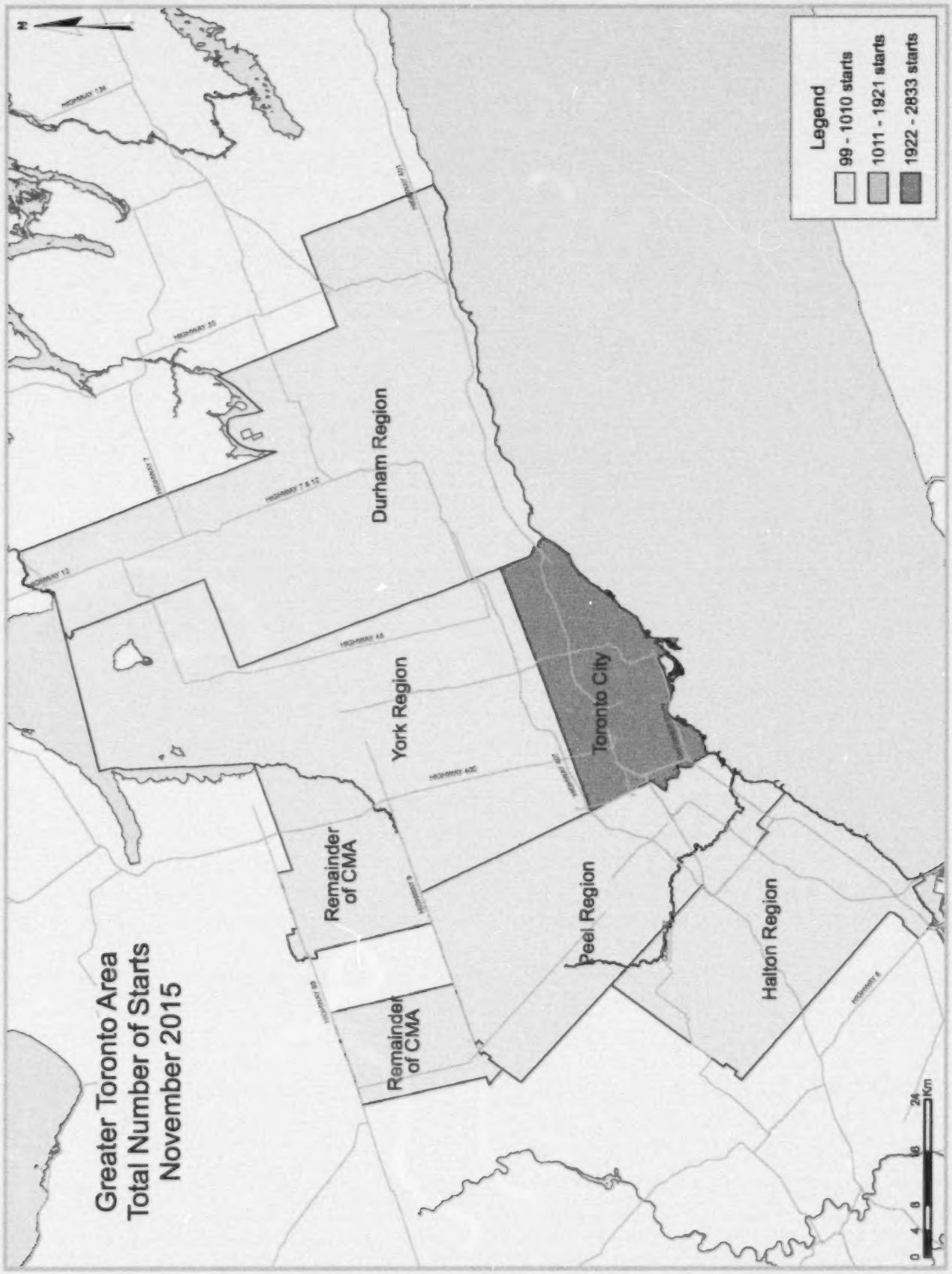
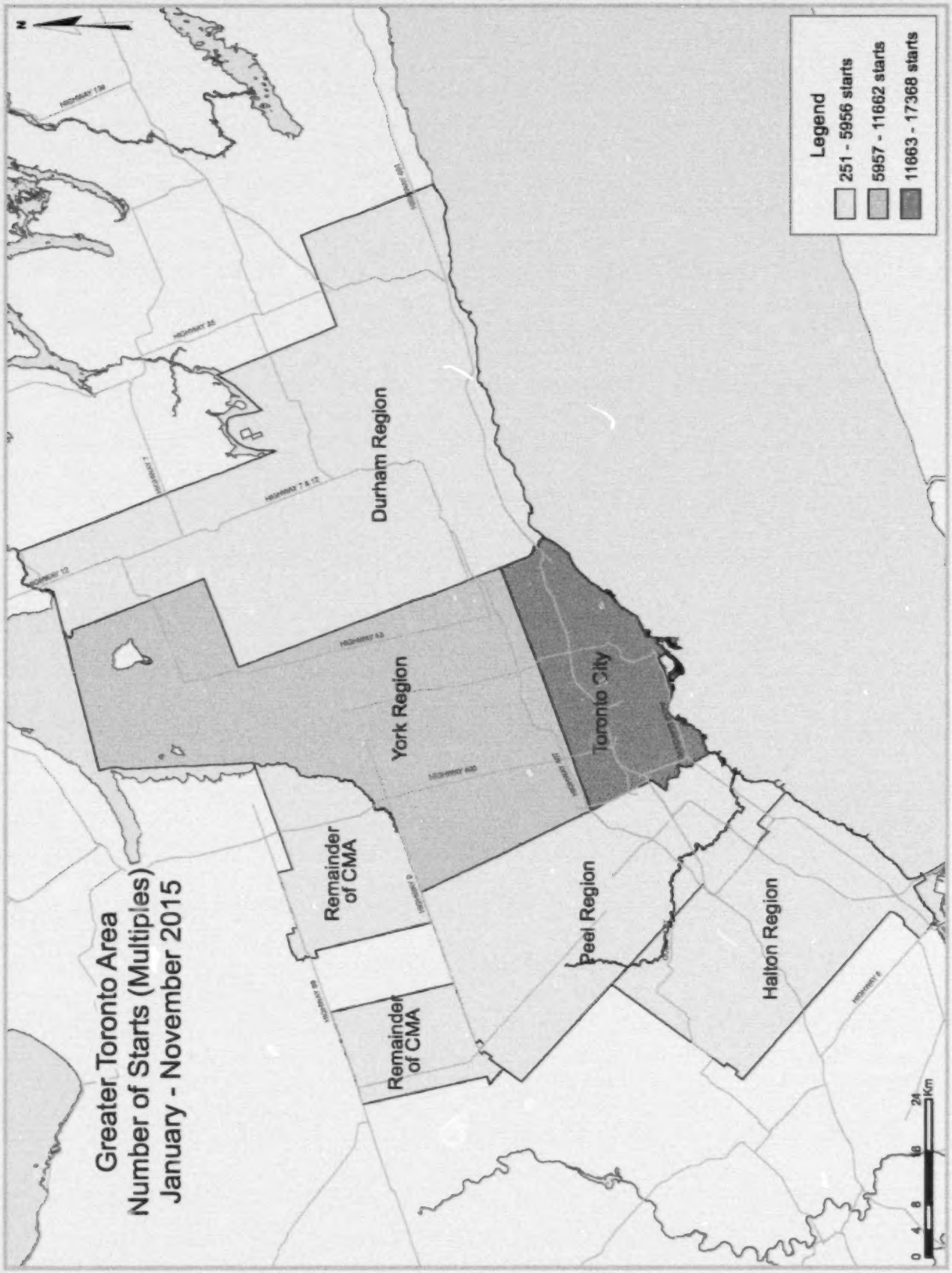
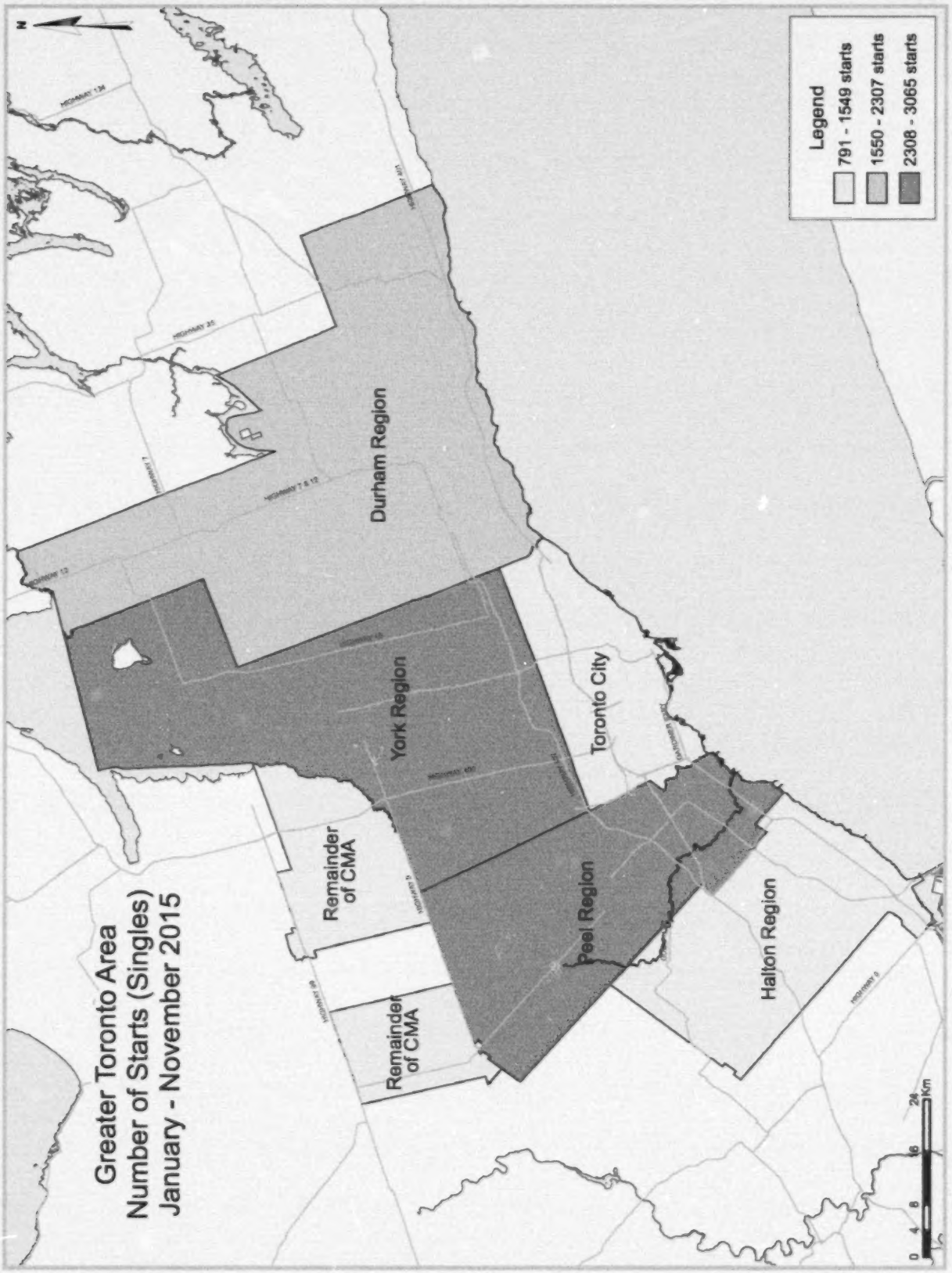
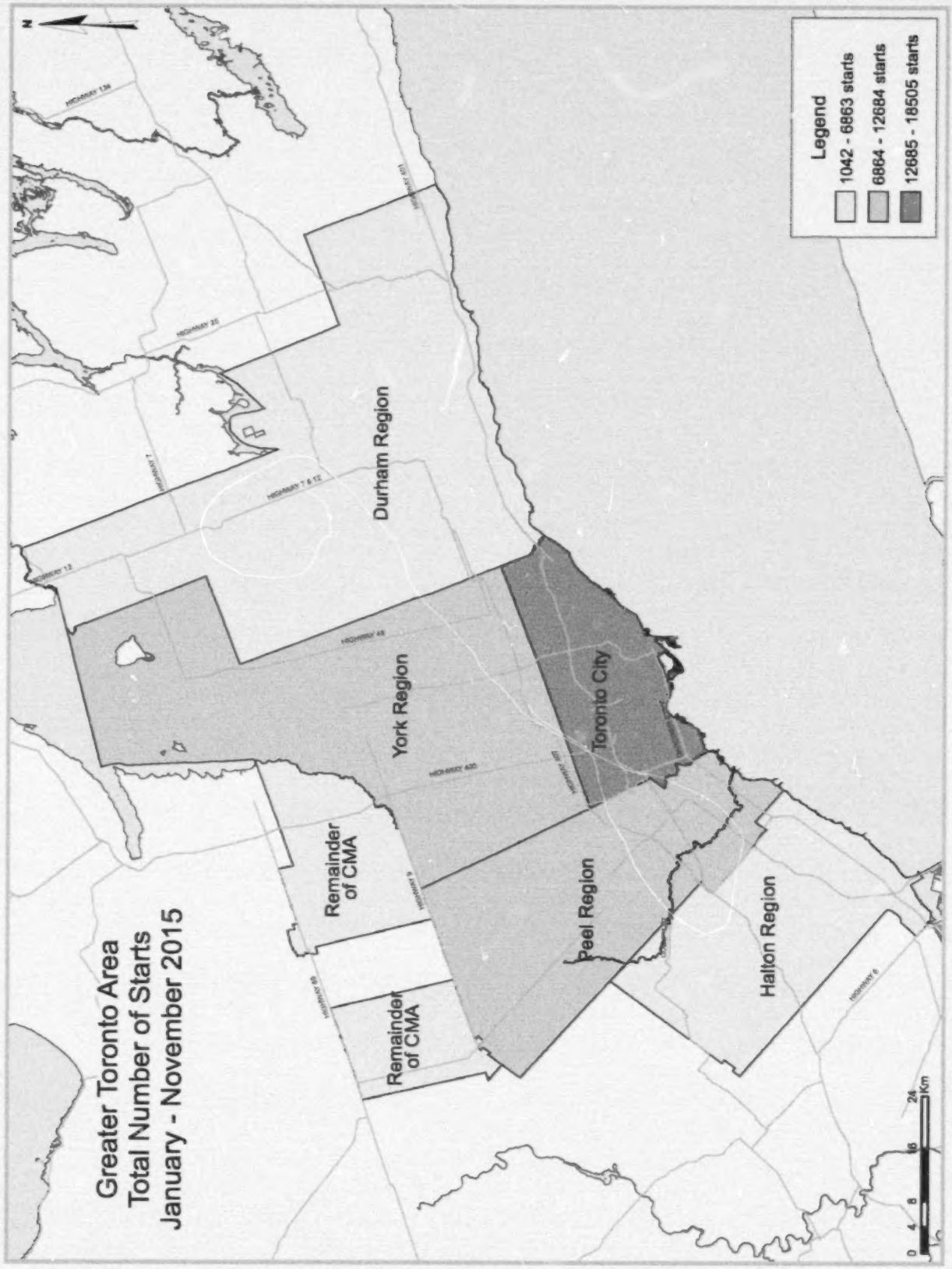

Greater Toronto Area
Number of Starts (Multiples)
November 2015
Legend
26 - 932 starts
933 - 1838 starts
1839 - 2745 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 7 & 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 427
HIGHWAY 9
HIGHWAY 6
0 4 8 16 24 Km

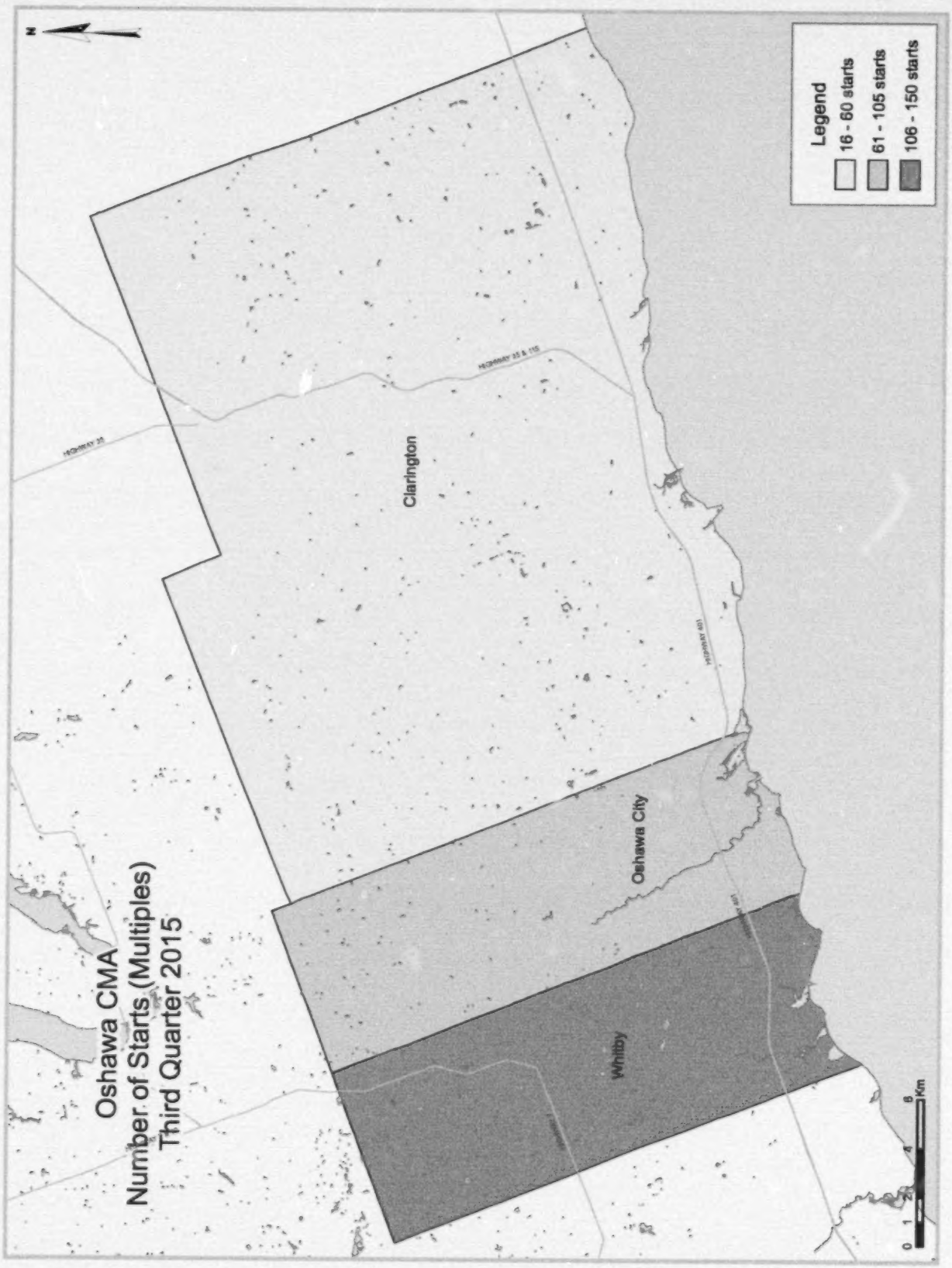

Greater Toronto Area
Number of Starts (Singles)
November 2015
Legend
73 - 165 starts
166 - 258 starts
259 - 351 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 400
HIGHWAY 404
HIGHWAY 407
HIGHWAY 427
HIGHWAY 6
HIGHWAY 7 & 15
HIGHWAY 12
HIGHWAY 48
HIGHWAY 9
HIGHWAY 27
HIGHWAY 50
HIGHWAY 136
0 4 8 16 24 Km

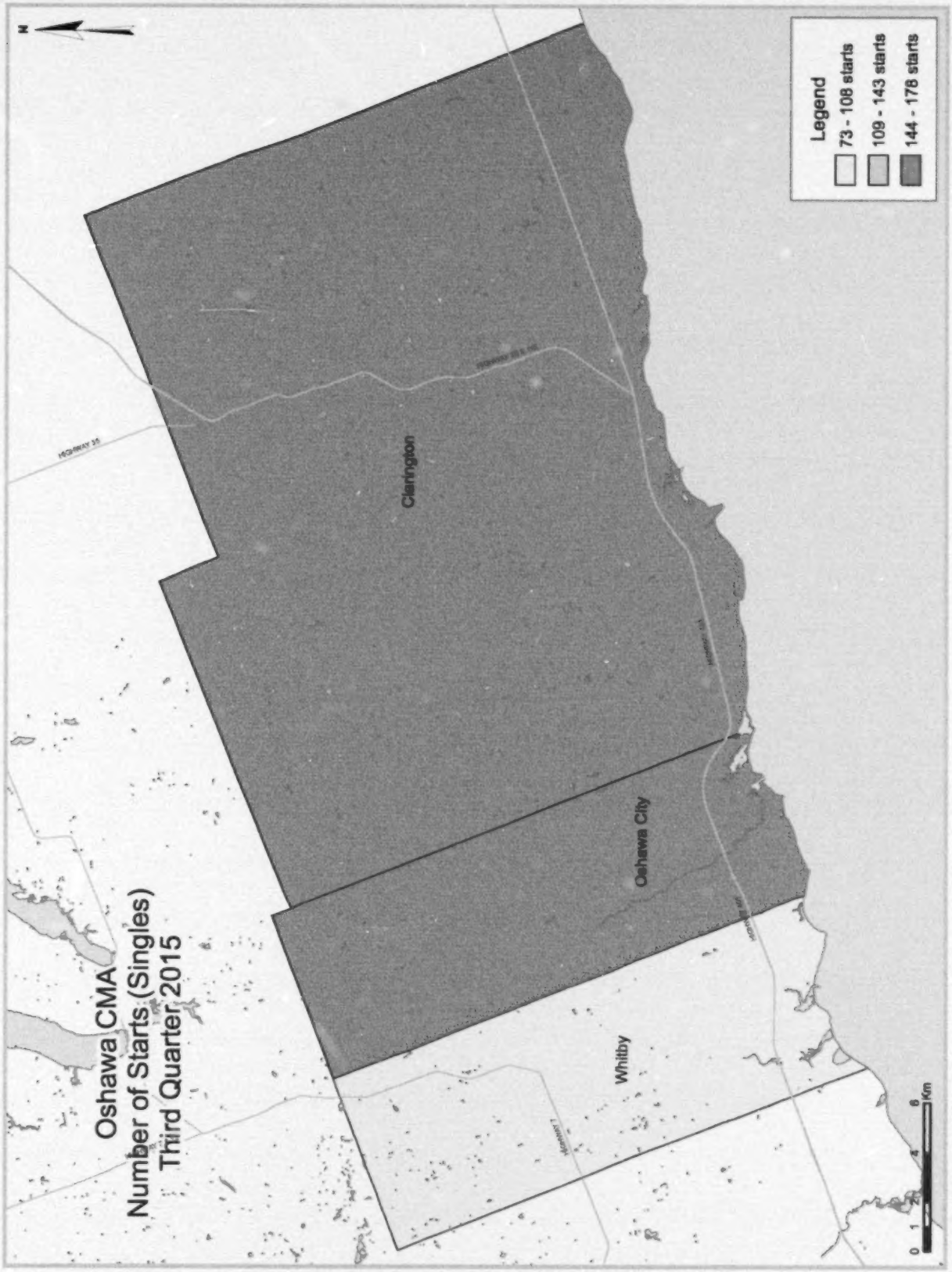

Greater Toronto Area
Total Number of Starts
November 2015
Legend
99 - 1010 starts
1011 - 1921 starts
1922 - 2833 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 9
HIGHWAY 6
0 4 8 16 24 Km

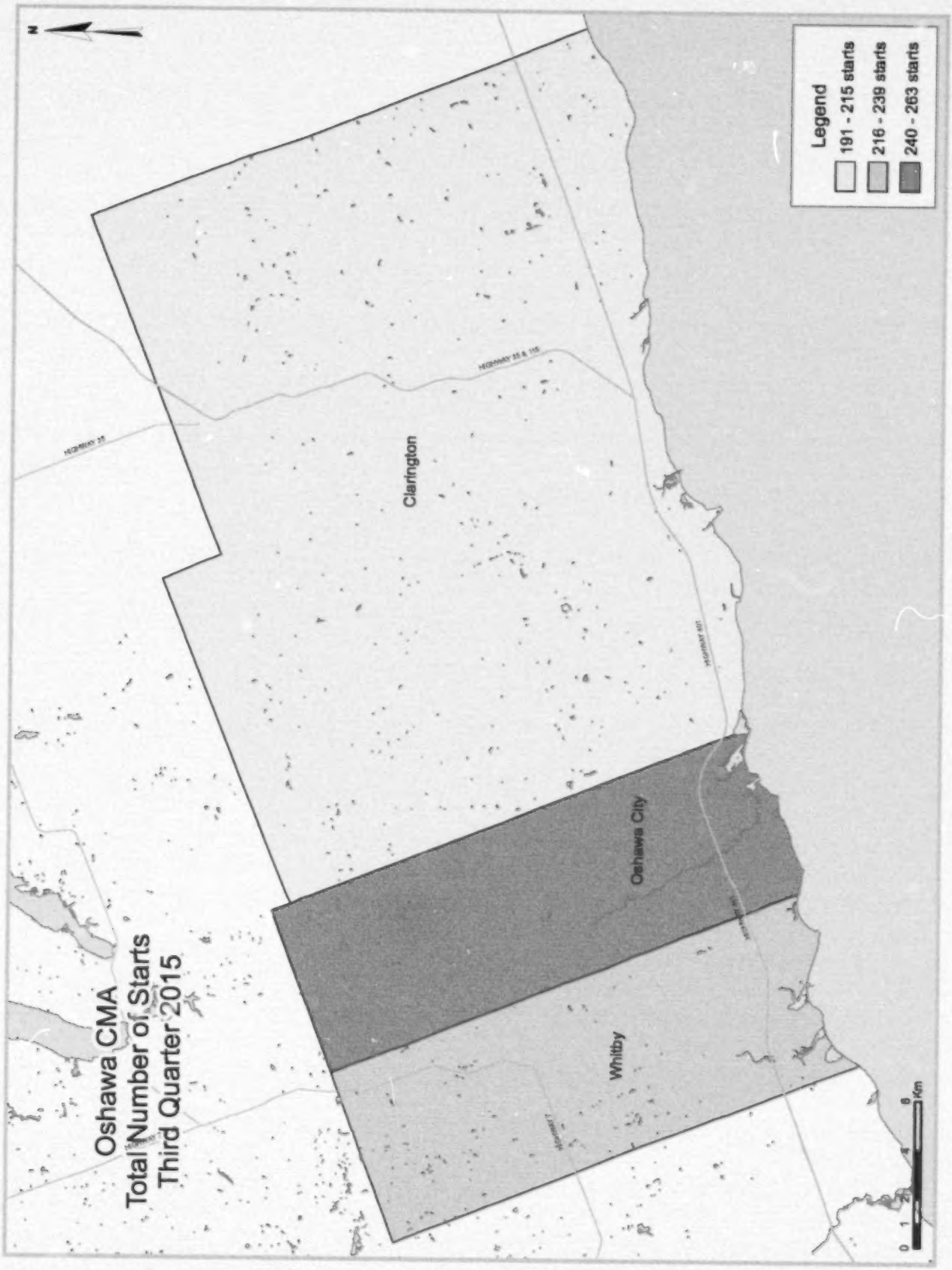

Greater Toronto Area
Number of Starts (Multiples)
January - November 2015
Legend
251 - 5956 starts
5957 - 11662 starts
11663 - 17368 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0
4
8
16
24
Km


Greater Toronto Area
Number of Starts (Singles)
January - November 2015
Legend
791 - 1549 starts
1550 - 2307 starts
2308 - 3065 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0
4
8
16
24
Km

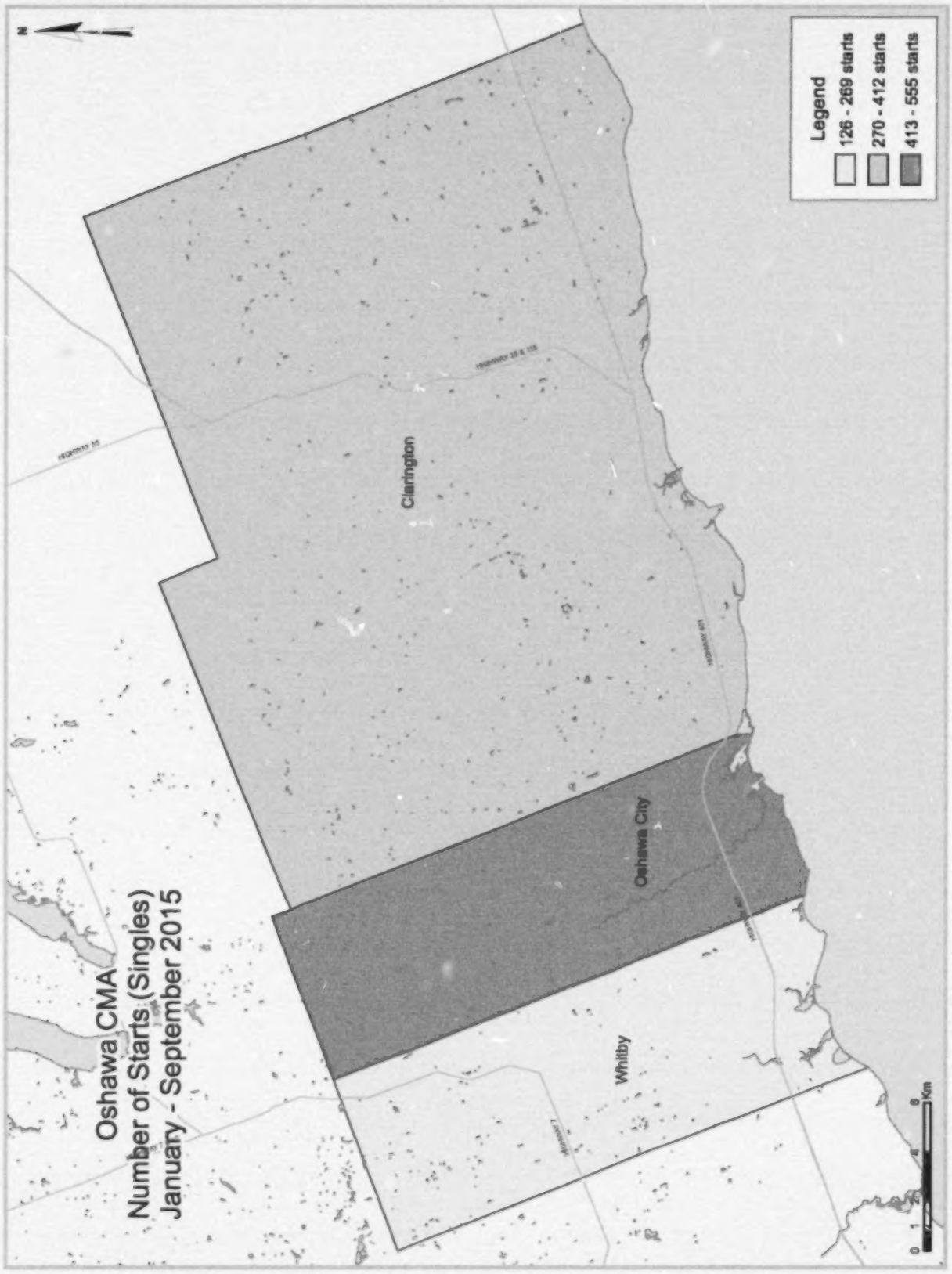

Greater Toronto Area
Total Number of Starts
January - November 2015
Legend
1042 - 6863 starts
6864 - 12684 starts
12685 - 18505 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0 4 8 16 24 Km

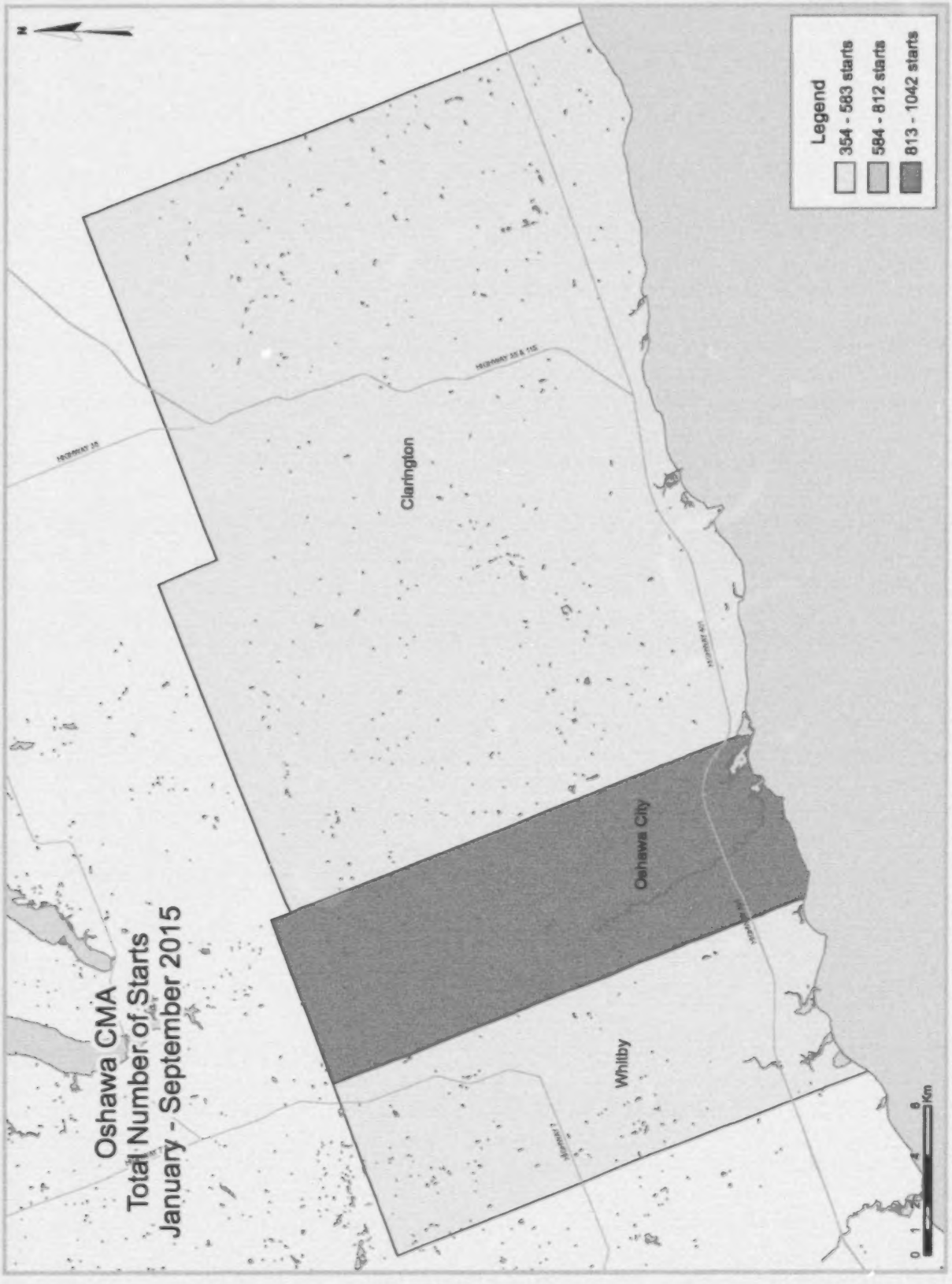

Oshawa CMA
Number of Starts (Multiples)
Third Quarter 2015
Legend
16 - 60 starts
61 - 105 starts
106 - 150 starts
Clarington
Oshawa City
Whitby
HIGHWAY 35
HIGHWAY 35 & 115
HIGHWAY 401
N
0 1 2 4 6 Km


Oshawa CMA
Number of Starts (Singles)
Third Quarter 2015
Legend
73 - 108 starts
109 - 143 starts
144 - 178 starts
Clarington
Oshawa City
Whitby
Km


Oshawa CMA
Total Number of Starts
Third Quarter 2015
Legend
191 - 215 starts
216 - 239 starts
240 - 263 starts
Clarington
Oshawa City
Whitby
HIGHWAY 401
HIGHWAY 35 & 115
HIGHWAY 7
0
1
4
8
Km

Oshawa CMA
Number of Starts (Multiples)
January - September 2015
Legend
52 - 197 starts
198 - 342 starts
343 - 487 starts
Clarington
Oshawa City
Whitby
N
0
1
2
4
6
Km


Oshawa CMA
Number of Starts (Singles)
January - September 2015
Legend
126 - 269 starts
270 - 412 starts
413 - 555 starts
Clarington
Oshawa City
Whitby
HIGHWAY 35
HIGHWAY 35 & 115
HIGHWAY 401
0 1 2 4 6 8 Km


Oshawa CMA
Total Number of Starts
January - September 2015
Legend
354 - 583 starts
584 - 812 starts
813 - 1042 starts
Clarington
Oshawa City
Whitby
0
8
Km

ZONE DESCRIPTIONS - GREATER TORONTO AREA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region (part)	Halton Hills, Milton, Oakville
Durham Region (part)	Ajax, Pickering, Uxbridge
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

ZONE DESCRIPTIONS - OSHAWA CMA
Whitby (Town)
Oshawa (City)
Clarington (Municipality)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend) November 2015		
Toronto CMA[1]	October 2015	November 2015
Trend[2]	45,766	45,866
SAAR	38,744	58,964
	November 2014	November 2015
Actual		
November - Single-Detached	856	1,011
November - Multiples	1,274	4,032
November - Total	2,130	5,043
January to November - Single-Detached	8,140	9,216
January to November - Multiples	18,530	30,938
January to November - Total	26,670	40,154

Table 1b: Housing Starts (SAAR and Trend) November 2015		
Oshawa CMA[1]	October 2015	November 2015
Trend[2]	2,826	2,675
SAAR	4,905	1,766
	November 2014	November 2015
Actual		
November - Single-Detached	78	84
November - Multiples	12	55
November - Total	90	139
January to November - Single-Detached	1,005	1,315
January to November - Multiples	500	1,085
January to November - Total	1,505	2,400

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Toronto CMA
November 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2015	1,006	84	615	5	29	3,235	0	69	5,043
November 2014	856	102	294	0	142	281	0	455	2,130
% Change	17.5	-17.6	109.2	n/a	-79.6	**	n/a	-84.8	136.8
Year-to-date 2015	9,175	988	3,873	41	1,026	22,227	45	2,779	40,154
Year-to-date 2014	8,112	1,474	2,901	28	850	11,782	4	1,519	26,670
% Change	13.1	-33.0	33.5	46.4	20.7	88.7	**	82.9	50.6
UNDER CONSTRUCTION									
November 2015	9,159	1,092	4,039	45	1,452	45,501	56	4,948	66,292
November 2014	7,202	1,324	3,044	26	939	53,168	8	2,985	68,696
% Change	27.2	-17.5	32.7	73.1	54.6	-14.4	**	65.8	-3.5
COMPLETIONS									
November 2015	731	64	134	0	127	474	0	6	1,536
November 2014	889	206	218	3	20	479	0	0	1,815
% Change	-17.8	-68.9	-38.5	-100.0	**	-1.0	n/a	n/a	-15.4
Year-to-date 2015	7,177	1,142	2,362	11	522	30,092	6	1,390	42,702
Year-to-date 2014	8,802	1,828	3,135	23	629	12,481	18	292	27,208
% Change	-18.5	-37.5	-24.7	-52.2	-17.0	141.1	-66.7	**	56.9
COMPLETED & NOT ABSORBED									
November 2015	276	20	64	1	28	1,898	n/a	n/a	2,287
November 2014	229	21	92	0	42	890	n/a	n/a	1,274
% Change	20.5	-4.8	-30.4	n/a	-33.3	113.3	n/a	n/a	79.5
ABSORBED									
November 2015	704	64	134	0	132	466	n/a	n/a	1,500
November 2014	884	204	218	3	20	508	n/a	n/a	1,837
% Change	-20.4	-68.6	-38.5	-100.0	**	-8.3	n/a	n/a	-18.3
Year-to-date 2015	7,116	1,149	2,358	10	522	29,111	n/a	n/a	40,266
Year-to-date 2014	8,745	1,819	3,137	24	604	12,574	n/a	n/a	26,903
% Change	-18.6	-36.8	-24.8	-58.3	-13.6	131.5	n/a	n/a	49.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Oshawa CMA
November 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2015	84	0	17	0	13	0	0	25	139
November 2014	78	0	6	0	0	0	0	6	90
% Change	7.7	n/a	183.3	n/a	n/a	n/a	n/a	**	54.4
Year-to-date 2015	1,314	20	219	1	109	132	0	605	2,400
Year-to-date 2014	1,004	32	270	0	88	0	1	110	1,505
% Change	30.9	-37.5	-18.9	n/a	23.9	n/a	-100.0	**	59.5
UNDER CONSTRUCTION									
November 2015	1,019	24	263	1	161	132	3	779	2,382
November 2014	598	8	176	0	80	0	4	252	1,118
% Change	70.4	200.0	49.4	n/a	101.3	n/a	-25.0	**	113.1
COMPLETIONS									
November 2015	135	4	0	0	17	0	0	6	162
November 2014	101	6	22	0	14	0	6	141	290
% Change	33.7	-33.3	-100.0	n/a	21.4	n/a	-100.0	-95.7	-44.1
Year-to-date 2015	944	4	100	0	44	0	1	78	1,171
Year-to-date 2014	892	42	174	0	49	0	6	212	1,375
% Change	5.8	-90.5	-42.5	n/a	-10.2	n/a	-83.3	-63.2	-14.8
COMPLETED & NOT ABSORBED									
November 2015	23	0	0	0	0	0	n/a	n/a	23
November 2014	28	0	0	0	0	0	n/a	n/a	28
% Change	-17.9	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-17.9
ABSORBED									
November 2015	135	4	0	0	17	0	n/a	n/a	156
November 2014	97	6	22	0	14	0	n/a	n/a	139
% Change	39.2	-33.3	-100.0	n/a	21.4	n/a	n/a	n/a	12.2
Year-to-date 2015	949	4	100	0	44	0	n/a	n/a	1,097
Year-to-date 2014	892	42	171	0	49	0	n/a	n/a	1,154
% Change	6.4	-90.5	-41.5	n/a	-10.2	n/a	n/a	n/a	-4.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Greater Toronto Area
November 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2015	1,032	78	612	3	42	3,331	0	94	5,192
November 2014	898	102	285	0	142	281	0	461	2,169
% Change	14.9	-23.5	114.7	n/a	-70.4	**	n/a	-79.6	139.4
Year-to-date 2015	9,829	940	4,008	22	1,137	22,644	45	3,384	42,009
Year-to-date 2014	8,527	1,498	3,161	9	986	11,860	5	1,629	27,675
% Change	15.3	-37.2	26.8	144.4	15.3	90.9	**	107.7	51.8
UNDER CONSTRUCTION									
November 2015	9,624	1,066	4,180	24	1,635	45,962	59	5,882	68,432
November 2014	7,398	1,322	3,180	16	1,076	53,250	12	3,507	69,761
% Change	30.1	-19.4	31.4	50.0	52.0	-13.7	**	67.7	-1.9
COMPLETIONS									
November 2015	842	68	135	0	144	476	0	12	1,677
November 2014	909	202	232	0	34	479	6	141	2,003
% Change	-7.4	-66.3	-41.8	n/a	**	-0.6	-100.0	-91.5	-16.3
Year-to-date 2015	7,636	1,118	2,458	6	595	30,182	7	1,583	43,585
Year-to-date 2014	9,169	1,814	3,154	2	719	12,923	24	541	28,346
% Change	-16.7	-38.4	-22.1	200.0	-17.2	133.6	-70.8	192.6	53.8
COMPLETED & NOT ABSORBED									
November 2015	304	21	48	1	28	1,880	n/a	n/a	2,282
November 2014	265	19	62	0	42	872	n/a	n/a	1,260
% Change	14.7	10.5	-22.6	n/a	-33.3	115.6	n/a	n/a	81.1
ABSORBED									
November 2015	815	68	135	0	149	526	n/a	n/a	1,693
November 2014	897	200	232	0	34	508	n/a	n/a	1,871
% Change	-9.1	-66.0	-41.8	n/a	**	3.5	n/a	n/a	-9.5
Year-to-date 2015	7,560	1,122	2,454	5	595	29,201	n/a	n/a	40,937
Year-to-date 2014	9,078	1,805	3,167	2	696	13,016	n/a	n/a	27,764
% Change	-16.7	-37.8	-22.5	150.0	-14.5	124.3	n/a	n/a	47.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
November 2015	88	16	16	0	0	2,644	0	69	2,833
November 2014	172	22	4	0	0	249	0	455	902
York Region									
November 2015	351	10	157	0	0	478	0	0	996
November 2014	193	0	180	0	104	32	0	0	509
Peel Region									
November 2015	313	52	287	0	19	113	0	0	784
November 2014	229	68	71	0	17	0	0	0	385
Halton Region									
November 2015	167	0	135	3	0	96	0	0	401
November 2014	182	6	0	0	0	0	0	0	188
Durham Region									
November 2015	105	0	17	0	23	0	0	25	170
November 2014	117	6	30	0	21	0	0	6	180
Toronto CMA									
November 2015	1,006	84	615	5	29	3,235	0	69	5,043
November 2014	856	102	294	0	142	281	0	455	2,130
Oshawa CMA									
November 2015	84	0	17	0	13	0	0	25	139
November 2014	78	0	6	0	0	0	0	6	90
Greater Toronto Area									
November 2015	1,024	78	612	3	42	3,331	0	94	5,184
November 2014	893	102	285	0	142	281	0	461	2,164

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
November 2015	1,582	176	544	3	255	32,573	38	4,025	39,196
November 2014	1,445	266	423	10	140	44,094	4	2,541	48,923
York Region									
November 2015	2,768	148	1,353	2	365	7,503	0	245	12,384
November 2014	2,049	322	1,200	6	104	6,052	0	238	9,971
Peel Region									
November 2015	2,790	672	1,316	15	536	2,785	18	678	8,810
November 2014	1,859	638	731	0	361	1,861	4	205	5,659
Halton Region									
November 2015	1,036	24	566	3	256	2,800	0	155	4,840
November 2014	841	44	493	0	245	1,243	0	271	3,137
Durham Region									
November 2015	1,336	38	401	1	223	301	3	779	3,082
November 2014	1,106	50	333	0	226	0	4	252	1,971
Toronto CMA									
November 2015	9,159	1,092	4,039	45	1,452	45,501	56	4,948	66,292
November 2014	7,202	1,324	3,044	26	939	53,168	8	2,985	68,696
Oshawa CMA									
November 2015	1,019	24	263	1	161	132	3	779	2,382
November 2014	598	8	176	0	80	0	4	252	1,118
Greater Toronto Area									
November 2015	9,512	1,058	4,180	24	1,635	45,962	59	5,882	68,312
November 2014	7,300	1,320	3,180	16	1,076	53,250	12	3,507	69,661

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
November 2015	150	2	9	0	0	401	0	6	568
November 2014	126	8	16	0	11	0	0	0	161
York Region									
November 2015	241	14	108	0	57	0	0	0	420
November 2014	226	44	148	0	0	479	0	0	897
Peel Region									
November 2015	217	42	0	0	36	0	0	0	295
November 2014	274	142	11	0	9	0	0	0	436
Halton Region									
November 2015	61	6	18	0	27	75	0	0	187
November 2014	114	2	13	0	0	0	0	0	129
Durham Region									
November 2015	170	4	0	0	24	0	0	6	204
November 2014	166	6	44	0	14	0	6	141	377
Toronto CMA									
November 2015	731	64	134	0	127	474	0	6	1,536
November 2014	889	206	218	3	20	479	0	0	1,815
Oshawa CMA									
November 2015	135	4	0	0	17	0	0	6	162
November 2014	101	6	22	0	14	0	6	141	290
Greater Toronto Area									
November 2015	839	68	135	0	144	476	0	12	1,674
November 2014	906	202	232	0	34	479	6	141	2,000

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
November 2015	197	12	22	1	19	1,579	n/a	n/a	1,830
November 2014	155	15	49	0	19	684	n/a	n/a	922
York Region									
November 2015	43	8	0	0	6	281	n/a	n/a	338
November 2014	46	4	9	0	23	186	n/a	n/a	268
Peel Region									
November 2015	14	0	22	0	0	0	n/a	n/a	36
November 2014	8	0	0	0	0	0	n/a	n/a	8
Halton Region									
November 2015	26	1	0	0	0	20	n/a	n/a	47
November 2014	19	0	0	0	0	2	n/a	n/a	21
Durham Region									
November 2015	24	0	4	0	3	0	n/a	n/a	31
November 2014	37	0	4	0	0	0	n/a	n/a	41
Toronto CMA									
November 2015	276	20	64	1	28	1,898	n/a	n/a	2,287
November 2014	229	21	92	0	42	890	n/a	n/a	1,274
Oshawa CMA									
November 2015	23	0	0	0	0	0	n/a	n/a	23
November 2014	28	0	0	0	0	0	n/a	n/a	28
Greater Toronto Area									
November 2015	304	21	48	1	28	1,880	n/a	n/a	2,282
November 2014	265	19	62	0	42	872	n/a	n/a	1,260

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
November 2015	118	2	9	0	0	393	n/a	n/a	522
November 2014	121	4	16	0	11	44	n/a	n/a	196
York Region									
November 2015	245	14	108	0	62	0	n/a	n/a	429
November 2014	229	44	148	0	0	462	n/a	n/a	883
Peel Region									
November 2015	217	42	0	0	36	0	n/a	n/a	295
November 2014	274	142	11	0	9	0	n/a	n/a	436
Halton Region									
November 2015	64	6	18	0	27	133	n/a	n/a	248
November 2014	111	4	13	0	0	2	n/a	n/a	130
Durham Region									
November 2015	171	4	0	0	24	0	n/a	n/a	199
November 2014	162	6	44	0	14	0	n/a	n/a	226
Toronto CMA									
November 2015	704	64	134	0	132	466	n/a	n/a	1,500
November 2014	884	204	218	3	20	508	n/a	n/a	1,837
Oshawa CMA									
November 2015	135	4	0	0	17	0	n/a	n/a	156
November 2014	97	6	22	0	14	0	n/a	n/a	139
Greater Toronto Area									
November 2015	815	68	135	0	149	526	n/a	n/a	1,693
November 2014	897	200	232	0	34	508	n/a	n/a	1,871

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Toronto CMA 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	8,802	1,520	3,025	28	889	12,862	4	1,799	28,929
% Change	-6.1	-18.2	-14.4	-34.9	54.1	-26.3	-60.0	157.4	-13.8
2013	9,378	1,858	3,532	43	577	17,450	10	699	33,547
% Change	-12.0	-16.8	-26.8	10.3	-41.3	-36.3	-64.3	-63.7	-30.3
2012	10,657	2,233	4,828	39	983	27,413	28	1,923	48,105
% Change	-4.9	12.1	11.2	-2.5	-5.2	42.8	133.3	0.1	21.0
2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745
% Change	13.4	21.8	30.4	-18.4	-24.4	65.7	-57.1	46.7	36.1
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Oshawa CMA 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	1,140	32	278	0	110	0	1	110	1,671
% Change	29.1	-51.5	135.6	n/a	**	n/a	-97.0	-58.2	20.7
2013	883	66	118	0	21	0	33	263	1,384
% Change	-23.4	32.0	6.3	n/a	-88.6	-100.0	**	77.7	-23.2
2012	1,153	50	111	0	185	154	2	148	1,803
% Change	-16.7	25.0	-44.2	n/a	21.7	**	-80.0	**	-3.0
2011	1,384	40	199	0	152	30	10	44	1,859
% Change	-10.1	150.0	-13.9	n/a	70.8	n/a	n/a	**	-1.5
2010	1,540	16	231	0	39	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934

Source: CMHC (Starts and Completions Survey)

Table 1.3c: History of Housing Starts in the Greater Toronto Area 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	9,243	1,540	3,290	9	1,047	12,982	5	1,909	30,025
% Change	-4.1	-17.9	-4.7	-10.0	50.0	-26.6	-88.4	50.4	-13.4
2013	9,637	1,876	3,451	10	698	17,690	43	1,269	34,674
% Change	-14.6	-15.5	-29.8	**	-42.0	-36.6	43.3	-38.7	-30.1
2012	11,285	2,219	4,919	3	1,204	27,905	30	2,071	49,637
% Change	-6.8	11.8	7.5	-81.3	-1.0	44.0	36.4	5.3	20.3
2011	12,105	1,984	4,576	16	1,216	19,375	22	1,966	41,260
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159
% Change	2.3	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.7
2006	16,179	2,894	4,287	12	1,673	13,824	17	1,626	40,512
% Change	-10.7	-14.5	-15.3	-65.7	-16.0	-6.6	-90.0	-3.9	-10.5
2005	18,127	3,383	5,059	35	1,992	14,800	170	1,692	45,258

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
November 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	% Change
Toronto City	88	172	16	22	10	4	2,719	704	2,833	902	**
Toronto	17	22	4	4	10	0	1,957	191	1,988	217	**
East York	7	11	8	0	0	0	0	0	15	11	36.4
Etobicoke	9	33	0	0	0	4	523	4	532	41	**
North York	52	88	0	2	0	0	237	509	289	599	-51.8
Scarborough	0	10	0	0	0	0	0	0	0	10	-100.0
York	3	8	4	16	0	0	2	0	9	24	-62.5
York Region	351	193	10	0	157	284	478	32	996	509	95.7
Aurora	57	10	0	0	14	0	0	0	71	10	**
East Gwillimbury	10	10	0	0	0	0	0	0	10	10	0.0
Georgina Township	73	9	0	0	0	0	0	0	73	9	**
King Township	20	20	4	0	26	10	0	6	50	36	38.9
Markham	56	2	2	0	60	0	478	0	596	2	**
Newmarket	20	8	0	0	0	0	0	0	20	8	150.0
Richmond Hill	78	60	0	0	21	143	0	0	99	203	-51.2
Vaughan	33	71	4	0	8	103	0	0	45	174	-74.1
Whitchurch-Stouffville	4	3	0	0	28	28	0	26	32	57	-43.9
Peel Region	313	229	52	68	306	88	113	0	784	385	103.6
Brampton	272	182	32	26	287	62	113	0	704	270	160.7
Caledon	31	16	18	40	0	9	0	0	49	65	-24.6
Mississauga	10	31	2	2	19	17	0	0	31	50	-38.0
Halton Region	170	182	0	6	135	0	96	0	401	188	113.3
Burlington	5	36	0	0	0	0	96	0	101	36	180.6
Halton Hills	26	9	0	0	0	0	0	0	26	9	188.9
Milton	85	116	0	6	115	0	0	0	200	122	63.9
Oakville	54	21	0	0	20	0	0	0	74	21	**
Durham Region	113	122	0	6	40	51	25	6	178	185	-3.8
Ajax	5	25	0	0	10	21	0	0	15	46	-67.4
Brock	0	1	0	0	0	0	0	0	0	1	-100.0
Clarington	39	39	0	0	17	0	0	0	56	39	43.6
Oshawa	38	29	0	0	0	6	25	6	63	41	53.7
Pickering	15	8	0	6	0	24	0	0	15	38	-60.5
Scugog	8	4	0	0	0	0	0	0	8	4	100.0
Uxbridge	1	6	0	0	0	0	0	0	1	6	-83.3
Whitby	7	10	0	0	13	0	0	0	20	10	100.0
Remainder of Toronto CMA	73	77	6	0	17	15	3	0	99	92	7.6
Bradford West Gwillimbury	33	3	0	0	13	0	0	0	46	3	**
Town of Mono	6	2	0	0	0	0	0	0	6	2	200.0
New Tecumseth	28	57	6	0	4	0	0	0	38	57	-33.3
Orangeville	6	15	0	0	0	15	3	0	9	30	-70.0
Toronto CMA	1,011	856	84	102	635	436	3,313	736	5,043	2,130	136.8
Oshawa CMA	84	78	0	0	30	6	25	6	139	90	54.4
Greater Toronto Area (GTA)	1,035	898	78	102	648	427	3,431	742	5,192	2,169	139.4

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Toronto City	1,137	1,028	40	176	427	293	16,901	9,183	18,505	10,680	73.3
Toronto	143	174	12	52	99	106	11,857	6,039	12,111	6,371	90.1
East York	70	70	8	10	0	8	0	0	78	88	-11.4
Etobicoke	229	147	12	0	137	22	2,865	466	3,243	635	**
North York	553	492	0	74	51	115	1,336	2,580	1,940	3,261	-40.5
Scarborough	112	114	0	0	134	30	684	87	930	231	**
York	30	31	8	40	6	12	159	11	203	94	116.0
York Region	3,065	2,397	176	454	1,680	1,353	4,410	2,848	9,331	7,052	32.3
Aurora	497	192	4	0	232	21	207	0	940	213	**
East Gwillimbury	133	60	0	0	0	6	0	0	133	66	101.5
Georgina Township	267	188	2	0	24	32	0	0	293	220	33.2
King Township	381	205	4	2	60	26	0	6	445	239	86.2
Markham	386	572	64	362	447	501	1,158	1,031	2,055	2,466	-16.7
Newmarket	163	112	58	0	23	38	16	0	260	150	73.3
Richmond Hill	235	300	4	14	423	471	1,224	1,653	1,886	2,438	-22.6
Vaughan	933	627	38	76	176	206	1,751	132	2,898	1,041	178.4
Whitchurch-Stouffville	70	141	2	0	295	52	54	26	421	219	92.2
Peel Region	2,826	2,147	666	724	1,427	929	2,455	612	7,374	4,412	67.1
Brampton	2,098	1,818	506	576	1,068	546	263	308	3,935	3,248	21.2
Caledon	548	212	90	54	110	139	0	0	748	405	84.7
Mississauga	180	117	70	94	249	244	2,192	304	2,691	759	**
Halton Region	1,055	1,216	8	46	755	865	1,704	783	3,522	2,910	21.0
Burlington	75	86	4	0	43	96	333	78	455	260	75.0
Halton Hills	325	47	0	2	86	0	0	0	411	49	**
Milton	314	667	2	42	306	352	464	276	1,086	1,337	-18.8
Oakville	341	416	2	2	320	417	907	429	1,570	1,264	24.2
Durham Region	1,768	1,749	50	98	553	664	906	110	3,277	2,621	25.0
Ajax	214	512	0	28	140	158	0	0	354	698	-49.3
Brock	17	22	6	2	0	0	0	0	23	24	-4.2
Clarington	497	503	2	30	61	115	6	0	566	648	-12.7
Oshawa	660	362	18	2	138	139	595	110	1,411	613	130.2
Pickering	137	134	14	36	24	148	169	0	344	318	8.2
Scugog	19	27	0	0	0	0	0	0	19	27	-29.6
Uxbridge	66	49	10	0	61	0	0	0	137	49	179.6
Whitby	158	140	0	0	129	104	136	0	423	244	73.4
Remainder of Toronto CMA	791	743	90	14	110	54	51	0	1,042	811	28.5
Bradford West Gwillimbury	348	251	2	6	26	0	0	0	376	257	46.3
Town of Mono	108	131	0	0	0	0	0	0	108	131	-17.6
New Tecumseth	298	287	88	8	66	11	48	0	500	306	63.4
Orangeville	37	74	0	0	18	43	3	0	58	117	-50.4
Toronto CMA	9,216	8,140	1,000	1,478	4,581	3,704	25,357	13,348	40,154	26,670	50.6
Oshawa CMA	1,315	1,005	20	32	328	358	737	110	2,400	1,505	59.5
Greater Toronto Area (GTA)	9,851	8,537	940	1,498	4,842	4,104	26,376	13,536	42,009	27,675	51.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
November 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014
Toronto City	10	4	0	0	2,650	249	69	455
Toronto	10	0	0	0	1,888	191	69	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	4	0	0	523	4	0	0
North York	0	0	0	0	237	54	0	455
Scarborough	0	0	0	0	0	0	0	0
York	0	0	0	0	2	0	0	0
York Region	157	284	0	0	478	32	0	0
Aurora	14	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	26	10	0	0	0	6	0	0
Markham	60	0	0	0	478	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	21	143	0	0	0	0	0	0
Vaughan	8	103	0	0	0	0	0	0
Whitchurch-Stouffville	28	28	0	0	0	26	0	0
Peel Region	306	88	0	0	113	0	0	0
Brampton	287	62	0	0	113	0	0	0
Caledon	0	9	0	0	0	0	0	0
Mississauga	19	17	0	0	0	0	0	0
Halton Region	135	0	0	0	96	0	0	0
Burlington	0	0	0	0	96	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	115	0	0	0	0	0	0	0
Oakville	20	0	0	0	0	0	0	0
Durham Region	40	51	0	0	0	0	25	6
Ajax	10	21	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	17	0	0	0	0	0	0	0
Oshawa	0	6	0	0	0	0	25	6
Pickering	0	24	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	13	0	0	0	0	0	0	0
Remainder of Toronto CMA	17	15	0	0	3	0	0	0
Bradford West Gwillimbury	13	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	4	0	0	0	0	0	0	0
Orangeville	0	15	0	0	3	0	0	0
Toronto CMA	635	436	0	0	3,244	281	69	455
Oshawa CMA	30	6	0	0	0	0	25	6
Greater Toronto Area (GTA)	648	427	0	0	3,337	281	94	461

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Toronto City	396	289	31	4	14,592	8,110	2,309	1,073
Toronto	99	102	0	4	9,776	5,735	2,081	304
East York	0	8	0	0	0	0	0	0
Etobicoke	137	22	0	0	2,865	466	0	0
North York	20	115	31	0	1,108	1,844	228	736
Scarborough	134	30	0	0	684	65	0	22
York	6	12	0	0	159	0	0	11
York Region	1,680	1,353	0	0	4,370	2,607	40	241
Aurora	232	21	0	0	207	0	0	0
East Gwillimbury	0	6	0	0	0	0	0	0
Georgina Township	24	32	0	0	0	0	0	0
King Township	60	26	0	0	0	6	0	0
Markham	447	501	0	0	1,158	1,023	0	8
Newmarket	23	38	0	0	0	0	16	0
Richmond Hill	423	471	0	0	1,224	1,420	0	233
Vaughan	176	206	0	0	1,727	132	24	0
Whitchurch-Stouffville	295	52	0	0	54	26	0	0
Peel Region	1,413	929	14	0	2,025	407	430	205
Brampton	1,054	546	14	0	237	103	26	205
Caledon	110	139	0	0	0	0	0	0
Mississauga	249	244	0	0	1,788	304	404	0
Halton Region	755	865	0	0	1,704	783	0	0
Burlington	43	96	0	0	333	78	0	0
Halton Hills	86	0	0	0	0	0	0	0
Milton	306	352	0	0	464	276	0	0
Oakville	320	417	0	0	907	429	0	0
Durham Region	553	664	0	0	301	0	605	110
Ajax	140	158	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	61	115	0	0	6	0	0	0
Oshawa	138	139	0	0	0	0	595	110
Pickering	24	148	0	0	169	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	61	0	0	0	0	0	0	0
Whitby	129	104	0	0	126	0	10	0
Remainder of Toronto CMA	110	54	0	0	51	0	0	0
Bradford West Gwillimbury	26	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	66	11	0	0	48	0	0	0
Orangeville	18	43	0	0	3	0	0	0
Toronto CMA	4,536	3,700	45	4	22,578	11,829	2,779	1,519
Oshawa CMA	328	358	0	0	132	0	605	110
Greater Toronto Area (GTA)	4,797	4,100	45	4	22,992	11,907	3,384	1,629

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
November 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014
Toronto City	120	198	2,644	249	69	455	2,833	902
Toronto	35	26	1,884	191	69	0	1,988	217
East York	15	11	0	0	0	0	15	11
Etobicoke	9	37	523	4	0	0	532	41
North York	52	90	237	54	0	455	289	599
Scarborough	0	10	0	0	0	0	0	10
York	9	24	0	0	0	0	9	24
York Region	518	373	478	136	0	0	996	509
Aurora	71	10	0	0	0	0	71	10
East Gwillimbury	10	10	0	0	0	0	10	10
Georgina Township	73	9	0	0	0	0	73	9
King Township	50	20	0	16	0	0	50	36
Markham	118	2	478	0	0	0	596	2
Newmarket	20	8	0	0	0	0	20	8
Richmond Hill	99	203	0	0	0	0	99	203
Vaughan	45	80	0	94	0	0	45	174
Whitchurch-Stouffville	32	31	0	26	0	0	32	57
Peel Region	652	368	132	17	0	0	784	385
Brampton	591	270	113	0	0	0	704	270
Caledon	49	65	0	0	0	0	49	65
Mississauga	12	33	19	17	0	0	31	50
Halton Region	302	188	99	0	0	0	401	188
Burlington	2	36	99	0	0	0	101	36
Halton Hills	26	9	0	0	0	0	26	9
Milton	200	122	0	0	0	0	200	122
Oakville	74	21	0	0	0	0	74	21
Durham Region	130	158	23	21	25	6	178	185
Ajax	5	25	10	21	0	0	15	46
Brock	0	1	0	0	0	0	0	1
Clarington	56	39	0	0	0	0	56	39
Oshawa	38	35	0	0	25	6	63	41
Pickering	15	38	0	0	0	0	15	38
Scugog	8	4	0	0	0	0	8	4
Uxbridge	1	6	0	0	0	0	1	6
Whitby	7	10	13	0	0	0	20	10
Remainder of Toronto CMA	94	92	5	0	0	0	99	92
Bradford West Gwillimbury	46	3	0	0	0	0	46	3
Town of Mono	6	2	0	0	0	0	6	2
New Tecumseth	33	57	5	0	0	0	38	57
Orangeville	9	30	0	0	0	0	9	30
Toronto CMA	1,705	1,252	3,269	423	69	455	5,043	2,130
Oshawa CMA	101	84	13	0	25	6	139	90
Greater Toronto Area (GTA)	1,722	1,285	3,376	423	94	461	5,192	2,169

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - November 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Toronto City	1,608	1,447	14,557	8,156	2,340	1,077	18,505	10,680
Toronto	243	327	9,787	5,736	2,081	308	12,111	6,371
East York	78	88	0	0	0	0	78	88
Etobicoke	342	177	2,901	458	0	0	3,243	635
North York	632	639	1,049	1,886	259	736	1,940	3,261
Scarborough	246	133	684	76	0	22	930	231
York	67	83	136	0	0	11	203	94
York Region	4,652	4,095	4,639	2,716	40	241	9,331	7,052
Aurora	733	213	207	0	0	0	940	213
East Gwillimbury	133	66	0	0	0	0	133	66
Georgina Township	293	220	0	0	0	0	293	220
King Township	430	223	15	16	0	0	445	239
Markham	897	1,435	1,158	1,023	0	8	2,055	2,466
Newmarket	219	139	25	11	16	0	260	150
Richmond Hill	573	791	1,313	1,414	0	233	1,886	2,438
Vaughan	1,112	815	1,762	226	24	0	2,898	1,041
Whitchurch-Stouffville	262	193	159	26	0	0	421	219
Peel Region	4,497	3,421	2,433	786	444	205	7,374	4,412
Brampton	3,443	2,797	452	246	40	205	3,935	3,248
Caledon	748	405	0	0	0	0	748	405
Mississauga	306	219	1,981	540	404	0	2,691	759
Halton Region	1,832	1,916	1,690	994	0	0	3,522	2,910
Burlington	94	127	361	133	0	0	455	260
Halton Hills	411	49	0	0	0	0	411	49
Milton	724	1,061	362	276	0	0	1,086	1,337
Oakville	603	679	967	585	0	0	1,570	1,264
Durham Region	2,188	2,307	484	203	605	111	3,277	2,621
Ajax	281	589	73	109	0	0	354	698
Brock	23	24	0	0	0	0	23	24
Clarington	552	634	14	14	0	0	566	648
Oshawa	816	502	0	0	595	111	1,411	613
Pickering	175	312	169	6	0	0	344	318
Scugog	19	27	0	0	0	0	19	27
Uxbridge	137	49	0	0	0	0	137	49
Whitby	185	170	228	74	10	0	423	244
Remainder of Toronto CMA	948	785	94	26	0	0	1,042	811
Bradford West Gwillimbury	376	257	0	0	0	0	376	257
Town of Mono	108	118	0	13	0	0	108	131
New Tecumseth	411	293	89	13	0	0	500	306
Orangeville	53	117	5	0	0	0	58	117
Toronto CMA	14,036	12,487	23,294	12,660	2,824	1,523	40,154	26,670
Oshawa CMA	1,553	1,306	242	88	605	111	2,400	1,505
Greater Toronto Area (GTA)	14,777	13,186	23,803	12,855	3,429	1,634	42,009	27,675

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
November 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	% Change
Toronto City	150	126	2	8	9	27	407	0	568	161	**
Toronto	19	10	0	2	9	0	407	0	435	12	**
East York	5	4	0	0	0	0	0	0	5	4	25.0
Etobicoke	28	22	0	6	0	16	0	0	28	44	-36.4
North York	88	80	2	0	0	0	0	0	90	80	12.5
Scarborough	6	8	0	0	0	11	0	0	6	19	-68.4
York	4	2	0	0	0	0	0	0	4	2	100.0
York Region	241	226	14	44	165	148	0	479	420	897	-53.2
Aurora	47	38	0	0	0	0	0	0	47	38	23.7
East Gwillimbury	3	6	0	0	0	0	0	0	3	6	-50.0
Georgina Township	12	32	0	0	0	6	0	0	12	38	-68.4
King Township	3	11	0	0	0	0	0	0	3	11	-72.7
Markham	73	35	10	40	29	20	0	439	112	534	-79.0
Newmarket	19	12	0	0	28	0	0	0	47	12	**
Richmond Hill	31	23	4	0	50	94	0	0	85	117	-27.4
Vaughan	53	63	0	4	0	28	0	40	53	135	-60.7
Whitchurch-Stouffville	0	6	0	0	58	0	0	0	58	6	**
Peel Region	217	274	42	142	36	20	0	0	295	436	-32.3
Brampton	156	210	38	102	0	11	0	0	194	323	-39.9
Caledon	55	30	0	2	0	0	0	0	55	32	71.9
Mississauga	6	34	4	38	36	9	0	0	46	81	-43.2
Halton Region	61	114	6	2	45	13	75	0	187	129	45.0
Burlington	9	2	0	0	4	0	2	0	15	2	**
Halton Hills	10	15	0	0	0	0	0	0	10	15	-33.3
Milton	7	64	6	2	0	13	0	0	13	79	-83.5
Oakville	35	33	0	0	41	0	73	0	149	33	**
Durham Region	173	169	4	6	24	64	6	141	207	380	-45.5
Ajax	28	52	0	0	7	7	0	0	35	59	-40.7
Brock	1	0	0	0	0	0	0	0	1	0	n/a
Clarington	35	55	0	6	0	25	0	0	35	86	-59.3
Oshawa	80	33	4	0	0	17	6	2	90	52	73.1
Pickering	5	10	0	0	0	15	0	0	5	25	-80.0
Scugog	2	3	0	0	0	0	0	0	2	3	-33.3
Uxbridge	2	3	0	0	0	0	0	0	2	3	-33.3
Whitby	20	13	0	0	17	0	0	139	37	152	-75.7
Remainder of Toronto CMA	36	89	0	10	3	8	0	0	39	107	-63.6
Bradford West Gwillimbury	10	30	0	8	0	0	0	0	10	38	-73.7
Town of Mono	0	10	0	0	0	0	0	0	0	10	-100.0
New Tecumseth	15	47	0	2	0	8	0	0	15	57	-73.7
Orangeville	11	2	0	0	3	0	0	0	14	2	**
Toronto CMA	731	892	64	206	261	238	480	479	1,536	1,815	-15.4
Oshawa CMA	135	101	4	6	17	42	6	141	162	290	-44.1
Greater Toronto Area (GTA)	842	909	68	202	279	272	488	620	1,677	2,003	-16.3

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - November 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Toronto City	1,006	1,112	102	108	169	456	27,403	7,405	28,680	9,081	**
Toronto	168	137	44	26	98	40	17,912	5,349	18,222	5,552	**
East York	63	59	6	0	5	0	0	105	74	164	-54.9
Etobicoke	152	201	2	50	21	16	3,186	338	3,361	605	**
North York	486	571	4	22	0	224	5,317	1,516	5,807	2,333	148.9
Scarborough	114	118	12	2	26	173	530	97	682	390	74.9
York	23	26	34	8	19	3	458	0	534	37	**
York Region	2,395	2,560	308	394	1,236	1,068	2,716	3,867	6,655	7,889	-15.6
Aurora	323	105	0	0	49	13	0	280	372	398	-6.5
East Gwillimbury	74	37	2	16	0	6	0	0	76	59	28.8
Georgina Township	162	151	0	0	41	31	0	97	203	279	-27.2
King Township	212	239	0	8	33	76	0	0	245	323	-24.1
Markham	559	574	212	304	372	410	1,751	2,286	2,894	3,574	-19.0
Newmarket	38	271	0	18	59	44	0	0	97	333	-70.9
Richmond Hill	266	372	22	6	481	309	325	632	1,094	1,319	-17.1
Vaughan	616	686	72	42	97	172	614	572	1,399	1,472	-5.0
Whitchurch-Stouffville	145	125	0	0	104	7	26	0	275	132	108.3
Peel Region	1,826	2,916	618	1,180	670	1,051	1,049	900	4,163	6,047	-31.2
Brampton	1,472	2,345	544	902	266	807	103	95	2,385	4,149	-42.5
Caledon	211	359	40	68	145	81	0	0	396	508	-22.0
Mississauga	143	212	34	210	259	163	946	805	1,382	1,390	-0.6
Halton Region	906	1,163	40	56	553	896	535	1,080	2,034	3,195	-36.3
Burlington	106	70	2	8	78	77	205	479	391	634	-38.3
Halton Hills	84	196	0	2	7	94	0	0	91	292	-68.8
Milton	376	420	38	44	191	497	0	394	605	1,355	-55.4
Oakville	340	477	0	2	277	228	330	207	947	914	3.6
Durham Region	1,510	1,420	52	86	413	414	78	214	2,053	2,134	-3.8
Ajax	394	379	8	20	156	68	0	0	558	467	19.5
Brock	6	10	0	0	0	0	0	0	6	10	-40.0
Clarington	375	399	0	28	28	98	0	2	403	527	-23.5
Oshawa	425	341	4	14	72	66	78	71	579	492	17.7
Pickering	104	76	34	24	105	119	0	0	243	219	11.0
Scugog	16	24	0	0	0	0	0	0	16	24	-33.3
Uxbridge	45	39	6	0	8	0	0	0	59	39	51.3
Whitby	145	152	0	0	44	63	0	141	189	356	-46.9
Remainder of Toronto CMA	618	650	38	70	45	185	0	0	701	905	-22.5
Bradford West Gwillimbury	217	288	0	26	7	113	0	0	224	427	-47.5
Town of Mono	71	32	0	0	0	0	0	0	71	32	121.9
New Tecumseth	274	278	38	44	8	40	0	0	320	362	-11.6
Orangeville	56	52	0	0	30	32	0	0	86	84	2.4
Toronto CMA	7,188	8,825	1,152	1,844	2,864	3,766	31,498	12,773	42,702	27,208	56.9
Oshawa CMA	945	892	4	42	144	227	78	214	1,171	1,375	-14.8
Greater Toronto Area (GTA)	7,643	9,171	1,120	1,824	3,041	3,885	31,781	13,466	43,585	28,346	53.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
November 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014
Toronto City	9	27	0	0	401	0	6	0
Toronto	9	0	0	0	401	0	6	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	16	0	0	0	0	0	0
North York	0	0	0	0	0	0	0	0
Scarborough	0	11	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	165	148	0	0	0	479	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	6	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	29	20	0	0	0	439	0	0
Newmarket	28	0	0	0	0	0	0	0
Richmond Hill	50	94	0	0	0	0	0	0
Vaughan	0	28	0	0	0	40	0	0
Whitchurch-Stouffville	58	0	0	0	0	0	0	0
Peel Region	36	20	0	0	0	0	0	0
Brampton	0	11	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	36	9	0	0	0	0	0	0
Halton Region	45	13	0	0	75	0	0	0
Burlington	4	0	0	0	2	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	0	13	0	0	0	0	0	0
Oakville	41	0	0	0	73	0	0	0
Durham Region	24	58	0	6	0	0	6	141
Ajax	7	7	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	25	0	0	0	0	0	0
Oshawa	0	11	0	6	0	0	6	2
Pickering	0	15	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	17	0	0	0	0	0	0	139
Remainder of Toronto CMA	3	8	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	8	0	0	0	0	0	0
Orangeville	3	0	0	0	0	0	0	0
Toronto CMA	261	238	0	0	474	479	6	0
Oshawa CMA	17	36	0	6	0	0	6	141
Greater Toronto Area (GTA)	279	266	0	6	476	479	12	141

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Toronto City	165	456	4	0	26,045	7,216	1,358	189
Toronto	94	40	4	0	17,291	5,160	621	189
East York	5	0	0	0	0	105	0	0
Etobicoke	21	16	0	0	3,186	338	0	0
North York	0	224	0	0	5,222	1,516	95	0
Scarborough	26	173	0	0	346	97	184	0
York	19	3	0	0	0	0	458	0
York Region	1,236	1,068	0	0	2,684	3,764	32	103
Aurora	49	13	0	0	0	280	0	0
East Gwillimbury	0	6	0	0	0	0	0	0
Georgina Township	41	31	0	0	0	0	0	97
King Township	33	76	0	0	0	0	0	0
Markham	372	410	0	0	1,747	2,280	4	6
Newmarket	59	44	0	0	0	0	0	0
Richmond Hill	481	309	0	0	297	632	28	0
Vaughan	97	172	0	0	614	572	0	0
Whitchurch-Stouffville	104	7	0	0	26	0	0	0
Peel Region	670	1,043	0	8	1,049	900	0	0
Brampton	266	799	0	8	103	95	0	0
Caledon	145	81	0	0	0	0	0	0
Mississauga	259	163	0	0	946	805	0	0
Halton Region	553	896	0	0	420	1,043	115	37
Burlington	78	77	0	0	90	442	115	37
Halton Hills	7	94	0	0	0	0	0	0
Milton	191	497	0	0	0	394	0	0
Oakville	277	228	0	0	330	207	0	0
Durham Region	413	408	0	6	0	2	78	212
Ajax	156	68	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	28	98	0	0	0	2	0	0
Oshawa	72	60	0	6	0	0	78	71
Pickering	105	119	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	8	0	0	0	0	0	0	0
Whitby	44	63	0	0	0	0	0	141
Remainder of Toronto CMA	45	185	0	0	0	0	0	0
Bradford West Gwillimbury	7	113	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	8	40	0	0	0	0	0	0
Orangeville	30	32	0	0	0	0	0	0
Toronto CMA	2,860	3,758	4	8	30,108	12,481	1,390	292
Oshawa CMA	144	221	0	6	0	2	78	212
Greater Toronto Area (GTA)	3,037	3,871	4	14	30,198	12,925	1,583	541

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
November 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014
Toronto City	161	150	401	11	6	0	568	161
Toronto	28	12	401	0	6	0	435	12
East York	5	4	0	0	0	0	5	4
Etobicoke	28	44	0	0	0	0	28	44
North York	90	80	0	0	0	0	90	80
Scarborough	6	8	0	11	0	0	6	19
York	4	2	0	0	0	0	4	2
York Region	363	418	57	479	0	0	420	897
Aurora	47	38	0	0	0	0	47	38
East Gwillimbury	3	6	0	0	0	0	3	6
Georgina Township	12	38	0	0	0	0	12	38
King Township	3	11	0	0	0	0	3	11
Markham	112	95	0	439	0	0	112	534
Newmarket	19	12	28	0	0	0	47	12
Richmond Hill	85	117	0	0	0	0	85	117
Vaughan	53	95	0	40	0	0	53	135
Whitchurch-Stouffville	29	6	29	0	0	0	58	6
Peel Region	259	427	36	9	0	0	295	436
Brampton	194	323	0	0	0	0	194	323
Caledon	55	32	0	0	0	0	55	32
Mississauga	10	72	36	9	0	0	46	81
Halton Region	85	129	102	0	0	0	187	129
Burlington	13	2	2	0	0	0	15	2
Halton Hills	10	15	0	0	0	0	10	15
Milton	13	79	0	0	0	0	13	79
Oakville	49	33	100	0	0	0	149	33
Durham Region	177	219	24	14	6	147	207	380
Ajax	28	59	7	0	0	0	35	59
Brock	1	0	0	0	0	0	1	0
Clarington	35	72	0	14	0	0	35	86
Oshawa	84	44	0	0	6	8	90	52
Pickering	5	25	0	0	0	0	5	25
Scugog	2	3	0	0	0	0	2	3
Uxbridge	2	3	0	0	0	0	2	3
Whitby	20	13	17	0	0	139	37	152
Remainder of Toronto CMA	39	104	0	3	0	0	39	107
Bradford West Gwillimbury	10	38	0	0	0	0	10	38
Town of Mono	0	9	0	1	0	0	0	10
New Tecumseth	15	55	0	2	0	0	15	57
Orangeville	14	2	0	0	0	0	14	2
Toronto CMA	929	1,313	601	502	6	0	1,536	1,815
Oshawa CMA	139	129	17	14	6	147	162	290
Greater Toronto Area (GTA)	1,045	1,343	620	513	12	147	1,677	2,003

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - November 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Toronto City	1,238	1,452	26,078	7,430	1,364	199	28,680	9,081
Toronto	306	199	17,291	5,160	625	193	18,222	5,552
East York	72	59	0	105	2	0	74	164
Etobicoke	157	261	3,204	338	0	6	3,361	605
North York	486	624	5,226	1,709	95	0	5,807	2,333
Scarborough	141	272	357	118	184	0	682	390
York	76	37	0	0	458	0	534	37
York Region	3,836	3,957	2,787	3,829	32	103	6,655	7,889
Aurora	372	117	0	281	0	0	372	398
East Gwillimbury	76	59	0	0	0	0	76	59
Georgina Township	203	182	0	0	0	97	203	279
King Township	238	323	7	0	0	0	245	323
Markham	1,143	1,288	1,747	2,280	4	6	2,894	3,574
Newmarket	58	289	39	44	0	0	97	333
Richmond Hill	749	680	317	639	28	0	1,094	1,319
Vaughan	777	887	622	585	0	0	1,399	1,472
Whitchurch-Stouffville	220	132	55	0	0	0	275	132
Peel Region	2,888	4,949	1,275	1,090	0	8	4,163	6,047
Brampton	2,250	3,884	135	257	0	8	2,385	4,149
Caledon	396	508	0	0	0	0	396	508
Mississauga	242	557	1,140	833	0	0	1,382	1,390
Halton Region	1,440	1,918	479	1,240	115	37	2,034	3,195
Burlington	146	93	130	504	115	37	391	634
Halton Hills	91	292	0	0	0	0	91	292
Milton	605	894	0	461	0	0	605	1,355
Oakville	598	639	349	275	0	0	947	914
Durham Region	1,810	1,861	164	55	79	218	2,053	2,134
Ajax	438	467	120	0	0	0	558	467
Brock	6	10	0	0	0	0	6	10
Clarington	403	513	0	14	0	0	403	527
Oshawa	500	415	0	0	79	77	579	492
Pickering	243	213	0	6	0	0	243	219
Scugog	16	24	0	0	0	0	16	24
Uxbridge	59	39	0	0	0	0	59	39
Whitby	145	180	44	35	0	141	189	356
Remainder of Toronto CMA	685	863	16	42	0	0	701	905
Bradford West Gwillimbury	224	427	0	0	0	0	224	427
Town of Mono	68	16	3	16	0	0	71	32
New Tecumseth	307	336	13	26	0	0	320	362
Orangeville	86	84	0	0	0	0	86	84
Toronto CMA	10,681	13,765	30,625	13,133	1,396	310	42,702	27,208
Oshawa CMA	1,048	1,108	44	49	79	218	1,171	1,375
Greater Toronto Area (GTA)	11,212	14,137	30,783	13,644	1,590	565	43,585	28,346

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
November 2015	1	1.1	0	0.0	1	1.1	4	4.3	87	93.5	93	2,230,000	2,410,624
November 2014	0	0.0	0	0.0	1	1.0	5	4.8	99	94.3	105	1,950,000	2,062,254
Year-to-date 2015	2	0.3	2	0.3	10	1.3	30	4.0	702	94.1	746	2,000,000	2,031,107
Year-to-date 2014	2	0.2	2	0.2	7	0.8	61	6.7	837	92.1	909	1,790,000	1,742,727
Toronto													
November 2015	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
November 2014	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	1.2	84	98.8	85	-	-
Year-to-date 2014	1	0.9	0	0.0	0	0.0	1	0.9	108	98.2	110	-	2,283,000
East York													
November 2015	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
November 2014	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	-	-
Year-to-date 2014	0	0.0	0	0.0	2	7.7	4	15.4	20	76.9	26	-	-
Etobicoke													
November 2015	0	0.0	0	0.0	0	0.0	0	0.0	23	100.0	23	-	-
November 2014	0	0.0	0	0.0	0	0.0	0	0.0	23	100.0	23	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	146	100.0	146	-	1,287,500
Year-to-date 2014	0	0.0	0	0.0	0	0.0	11	6.0	171	94.0	182	790,000	892,413
North York													
November 2015	1	1.9	0	0.0	0	0.0	0	0.0	53	98.1	54	-	2,137,000
November 2014	0	0.0	0	0.0	0	0.0	0	0.0	55	100.0	55	-	2,041,579
Year-to-date 2015	1	0.3	0	0.0	0	0.0	0	0.0	367	99.7	368	-	2,345,270
Year-to-date 2014	1	0.2	1	0.2	2	0.4	6	1.3	448	97.8	458	1,807,500	1,947,598
Scarborough													
November 2015	0	0.0	0	0.0	0	0.0	3	50.0	3	50.0	6	-	-
November 2014	0	0.0	0	0.0	1	6.7	4	26.7	10	66.7	15	-	-
Year-to-date 2015	1	0.9	2	1.8	9	8.0	21	18.8	79	70.5	112	-	749,667
Year-to-date 2014	0	0.0	1	0.9	3	2.7	35	31.5	72	64.9	111	-	731,790
York													
November 2015	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	4	-	-
November 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2015	0	0.0	0	0.0	1	4.8	8	38.1	12	57.1	21	-	-
Year-to-date 2014	0	0.0	0	0.0	0	0.0	4	18.2	18	81.8	22	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
November 2015	3	1.2	3	1.2	27	11.0	72	29.4	140	57.1	245	852,500	1,006,270
November 2014	40	17.5	9	3.9	28	12.2	41	17.9	111	48.5	229	805,000	797,848
Year-to-date 2015	113	4.7	87	3.6	261	10.9	524	21.9	1,405	58.8	2,390	890,000	987,090
Year-to-date 2014	186	7.3	108	4.2	415	16.3	536	21.1	1,297	51.0	2,542	815,000	885,427
Aurora													
November 2015	0	0.0	0	0.0	0	0.0	5	10.6	42	89.4	47	1,345,000	1,205,734
November 2014	0	0.0	0	0.0	2	5.3	4	10.5	32	84.2	38	880,000	874,543
Year-to-date 2015	0	0.0	1	0.3	6	1.9	152	47.4	162	50.5	321	815,000	962,156
Year-to-date 2014	0	0.0	4	3.7	34	31.8	29	27.1	40	37.4	107	682,500	799,922
East Gwillimbury													
November 2015	1	33.3	0	0.0	1	33.3	1	33.3	0	0.0	3	-	-
November 2014	0	0.0	3	50.0	0	0.0	2	33.3	1	16.7	6	-	633,823
Year-to-date 2015	14	18.9	25	33.8	22	29.7	12	16.2	1	1.4	74	560,000	573,628
Year-to-date 2014	17	45.9	14	37.8	0	0.0	4	10.8	2	5.4	37	-	523,354
Georgina Township													
November 2015	1	8.3	2	16.7	6	50.0	2	16.7	1	8.3	12	600,000	640,449
November 2014	32	100.0	0	0.0	0	0.0	0	0.0	0	0.0	32	345,000	348,709
Year-to-date 2015	94	58.0	33	20.4	17	10.5	9	5.6	9	5.6	162	425,000	491,214
Year-to-date 2014	121	81.2	4	2.7	3	2.0	6	4.0	15	10.1	149	350,000	443,896
King Township													
November 2015	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	-	1,204,495
November 2014	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	1,377,500	1,356,064
Year-to-date 2015	0	0.0	0	0.0	0	0.0	3	1.4	210	98.6	213	1,155,000	1,203,481
Year-to-date 2014	0	0.0	1	0.4	1	0.4	23	9.9	208	89.3	233	900,000	1,110,274
Markham													
November 2015	1	1.4	1	1.4	13	17.6	38	51.4	21	28.4	74	760,000	806,541
November 2014	0	0.0	0	0.0	4	11.1	14	38.9	18	50.0	36	822,500	821,796
Year-to-date 2015	1	0.2	2	0.4	79	14.3	179	32.4	292	52.8	553	850,000	916,557
Year-to-date 2014	1	0.2	2	0.4	146	25.6	167	29.3	254	44.6	570	765,000	857,110
Newmarket													
November 2015	0	0.0	0	0.0	6	31.6	12	63.2	1	5.3	19	655,000	656,622
November 2014	4	28.6	2	14.3	0	0.0	3	21.4	5	35.7	14	750,000	647,336
Year-to-date 2015	1	2.6	0	0.0	6	15.8	24	63.2	7	18.4	38	655,000	706,225
Year-to-date 2014	38	13.8	60	21.8	43	15.6	111	40.4	23	8.4	275	640,000	622,365
Richmond Hill													
November 2015	0	0.0	0	0.0	1	3.2	12	38.7	18	58.1	31	805,000	1,345,494
November 2014	0	0.0	0	0.0	1	4.3	1	4.3	21	91.3	23	985,000	1,094,610
Year-to-date 2015	1	0.4	0	0.0	19	7.2	54	20.5	189	71.9	263	960,000	1,238,051
Year-to-date 2014	0	0.0	0	0.0	2	0.5	60	16.0	314	83.5	376	985,000	1,167,711
Vaughan													
November 2015	0	0.0	0	0.0	0	0.0	2	3.8	51	96.2	53	1,015,000	1,095,572
November 2014	0	0.0	4	6.5	19	30.6	17	27.4	22	35.5	62	700,000	839,227
Year-to-date 2015	1	0.2	4	0.6	53	8.6	50	8.1	510	82.5	618	1,010,000	1,116,530
Year-to-date 2014	4	0.6	20	3.0	165	24.7	103	15.4	376	56.3	668	862,500	909,532
Whitchurch-Stouffville													
November 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2014	4	66.7	0	0.0	2	33.3	0	0.0	0	0.0	6	-	397,467
Year-to-date 2015	1	0.7	22	14.9	59	39.9	41	27.7	25	16.9	148	635,000	774,273
Year-to-date 2014	5	3.9	3	2.4	21	16.5	33	26.0	65	51.2	127	750,000	859,210

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
November 2015	2	0.9	33	15.2	51	23.5	103	47.5	28	12.9	217	680,000	705,856
November 2014	27	9.9	66	24.1	65	23.7	57	20.8	59	21.5	274	620,000	687,138
Year-to-date 2015	172	9.5	386	21.3	500	27.5	468	25.8	290	16.0	1,816	620,000	682,010
Year-to-date 2014	336	11.5	753	25.9	879	30.2	601	20.6	343	11.8	2,912	595,000	633,462
Brampton													
November 2015	2	1.3	33	21.2	51	32.7	48	30.8	22	14.1	156	635,000	669,623
November 2014	27	12.9	59	28.1	58	27.6	45	21.4	21	10.0	210	570,000	601,175
Year-to-date 2015	172	11.8	368	25.2	445	30.5	341	23.4	134	9.2	1,460	590,000	615,926
Year-to-date 2014	321	13.7	677	28.9	745	31.8	456	19.5	144	6.1	2,343	580,000	592,869
Caledon													
November 2015	0	0.0	0	0.0	0	0.0	55	100.0	0	0.0	55	710,000	707,445
November 2014	0	0.0	7	23.3	7	23.3	12	40.0	4	13.3	30	662,500	643,300
Year-to-date 2015	0	0.0	18	8.5	55	25.8	125	58.7	15	7.0	213	680,000	676,480
Year-to-date 2014	15	4.2	76	21.3	134	37.5	92	25.8	40	11.2	357	605,000	639,398
Mississauga													
November 2015	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	-	1,633,333
November 2014	0	0.0	0	0.0	0	0.0	0	0.0	34	100.0	34	1,150,000	1,256,765
Year-to-date 2015	0	0.0	0	0.0	0	0.0	2	1.4	141	98.6	143	1,250,000	1,364,949
Year-to-date 2014	0	0.0	0	0.0	0	0.0	53	25.0	159	75.0	212	950,000	1,074,165
Halton Region													
November 2015	0	0.0	2	3.1	4	6.3	6	9.4	52	81.3	64	1,235,000	1,235,184
November 2014	0	0.0	46	41.4	28	25.2	10	9.0	27	24.3	111	580,000	950,373
Year-to-date 2015	4	0.4	259	28.8	122	13.6	97	10.8	416	46.3	898	740,000	997,797
Year-to-date 2014	2	0.2	289	24.7	236	20.2	313	26.8	328	28.1	1,168	670,000	865,209
Burlington													
November 2015	0	0.0	0	0.0	0	0.0	3	25.0	9	75.0	12	-	1,055,382
November 2014	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
Year-to-date 2015	0	0.0	0	0.0	18	17.1	25	23.8	62	59.0	105	640,000	1,217,128
Year-to-date 2014	2	2.9	0	0.0	24	34.3	16	22.9	28	40.0	70	717,500	1,472,395
Halton Hills													
November 2015	0	0.0	0	0.0	0	0.0	3	30.0	7	70.0	10	860,000	847,100
November 2014	0	0.0	3	20.0	3	20.0	0	0.0	9	60.0	15	950,000	959,233
Year-to-date 2015	0	0.0	1	1.2	8	9.5	33	39.3	42	50.0	84	805,000	871,713
Year-to-date 2014	0	0.0	21	10.7	64	32.7	77	39.3	34	17.3	196	650,000	722,057
Milton													
November 2015	0	0.0	2	28.6	4	57.1	0	0.0	1	14.3	7	-	627,343
November 2014	0	0.0	43	67.2	21	32.8	0	0.0	0	0.0	64	530,000	539,252
Year-to-date 2015	0	0.0	258	68.6	95	25.3	5	1.3	18	4.8	376	520,000	576,325
Year-to-date 2014	0	0.0	266	63.3	128	30.5	14	3.3	12	2.9	420	535,000	556,274
Oakville													
November 2015	0	0.0	0	0.0	0	0.0	0	0.0	35	100.0	35	1,265,000	1,529,280
November 2014	0	0.0	0	0.0	3	10.0	9	30.0	18	60.0	30	1,850,000	1,823,000
Year-to-date 2015	4	1.2	0	0.0	1	0.3	34	10.2	294	88.3	333	1,110,000	1,463,567
Year-to-date 2014	0	0.0	2	0.4	20	4.1	206	42.7	254	52.7	482	805,000	1,129,614

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
November 2015	56	32.7	51	29.8	36	21.1	20	11.7	8	4.7	171	505,000	532,174
November 2014	75	46.6	38	23.6	25	15.5	13	8.1	10	6.2	161	467,500	494,718
Year-to-date 2015	496	33.2	421	28.2	316	21.2	196	13.1	64	4.3	1,493	505,000	526,539
Year-to-date 2014	596	42.9	327	23.5	226	16.3	181	13.0	59	4.2	1,389	470,000	506,304
Ajax													
November 2015	0	0.0	2	7.1	13	46.4	13	46.4	0	0.0	28	642,500	635,502
November 2014	8	15.4	18	34.6	15	28.8	11	21.2	0	0.0	52	557,500	564,354
Year-to-date 2015	89	22.1	85	21.1	90	22.4	130	32.3	8	2.0	402	590,000	575,583
Year-to-date 2014	35	9.1	116	30.1	117	30.4	113	29.4	4	1.0	385	595,000	591,581
Brock													
November 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Clarington													
November 2015	23	65.7	10	28.6	1	2.9	1	2.9	0	0.0	35	410,000	423,414
November 2014	39	75.0	7	13.5	3	5.8	0	0.0	3	5.8	52	387,500	432,352
Year-to-date 2015	234	63.2	79	21.4	37	10.0	16	4.3	4	1.1	370	405,000	441,788
Year-to-date 2014	295	75.3	57	14.5	19	4.8	12	3.1	9	2.3	392	380,000	412,313
Oshawa													
November 2015	31	38.8	30	37.5	18	22.5	1	1.3	0	0.0	80	487,500	487,060
November 2014	21	63.6	9	27.3	3	9.1	0	0.0	0	0.0	33	400,000	426,775
Year-to-date 2015	139	32.7	168	39.5	107	25.2	10	2.4	1	0.2	425	500,000	495,987
Year-to-date 2014	213	61.9	90	26.2	26	7.6	13	3.8	2	0.6	344	425,000	440,393
Pickering													
November 2015	0	0.0	0	0.0	1	16.7	2	33.3	3	50.0	6	-	794,350
November 2014	0	0.0	1	10.0	2	20.0	2	20.0	5	50.0	10	755,000	744,750
Year-to-date 2015	5	4.8	24	23.1	37	35.6	12	11.5	26	25.0	104	560,000	652,359
Year-to-date 2014	0	0.0	11	14.5	25	32.9	23	30.3	17	22.4	76	615,000	696,885
Scugog													
November 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Uxbridge													
November 2015	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
November 2014	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	-	-
Year-to-date 2015	18	40.0	7	15.6	9	20.0	7	15.6	4	8.9	45	650,000	603,441
Year-to-date 2014	6	15.4	12	30.8	9	23.1	6	15.4	6	15.4	39	497,500	583,209
Whitby													
November 2015	0	0.0	9	45.0	3	15.0	3	15.0	5	25.0	20	572,500	679,649
November 2014	7	63.6	3	27.3	1	9.1	0	0.0	0	0.0	11	390,000	436,875
Year-to-date 2015	11	7.5	58	39.5	36	24.5	21	14.3	21	14.3	147	540,000	601,146
Year-to-date 2014	47	30.7	41	26.8	30	19.6	14	9.2	21	13.7	153	525,000	579,977

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
November 2015	11	30.6	18	50.0	4	11.1	3	8.3	0	0.0	36	492,500	490,748
November 2014	77	86.5	3	3.4	4	4.5	5	5.6	0	0.0	89	370,000	408,058
Year-to-date 2015	245	39.8	209	33.9	110	17.9	43	7.0	9	1.5	616	470,000	496,606
Year-to-date 2014	485	74.4	97	14.9	12	1.8	20	3.1	38	5.8	652	395,000	447,233
Bradford West Gwillimbury													
November 2015	1	10.0	3	30.0	3	30.0	3	30.0	0	0.0	10	585,000	602,190
November 2014	28	93.3	2	6.7	0	0.0	0	0.0	0	0.0	30	395,000	394,423
Year-to-date 2015	47	21.7	101	46.5	53	24.4	10	4.6	6	2.8	217	490,000	529,028
Year-to-date 2014	194	67.4	48	16.7	4	1.4	6	2.1	36	12.5	288	410,000	502,625
Town of Mono													
November 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2014	0	0.0	1	10.0	4	40.0	5	50.0	0	0.0	10	660,000	649,481
Year-to-date 2015	5	7.2	3	4.3	36	52.2	24	34.8	1	1.4	69	650,000	651,822
Year-to-date 2014	11	32.4	9	26.5	4	11.8	8	23.5	2	5.9	34	660,000	605,161
New Tecumseth													
November 2015	8	53.3	7	46.7	0	0.0	0	0.0	0	0.0	15	360,000	412,323
November 2014	47	100.0	0	0.0	0	0.0	0	0.0	0	0.0	47	360,000	365,394
Year-to-date 2015	161	58.8	85	31.0	20	7.3	6	2.2	2	0.7	274	425,000	445,956
Year-to-date 2014	242	87.1	27	9.7	4	1.4	5	1.8	0	0.0	278	365,000	383,950
Orangeville													
November 2015	2	18.2	8	72.7	1	9.1	0	0.0	0	0.0	11	510,000	496,380
November 2014	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2015	32	57.1	20	35.7	1	1.8	3	5.4	0	0.0	56	510,000	439,712
Year-to-date 2014	38	73.1	13	25.0	0	0.0	1	1.9	0	0.0	52	415,000	430,275
Toronto CMA													
November 2015	19	2.8	58	8.5	101	14.9	200	29.5	301	44.3	679	760,000	1,074,806
November 2014	152	17.5	143	16.4	143	16.4	130	14.9	303	34.8	871	650,000	880,302
Year-to-date 2015	648	9.4	1,059	15.3	1,121	16.2	1,286	18.6	2,798	40.5	6,912	710,000	942,066
Year-to-date 2014	1,050	12.2	1,388	16.1	1,676	19.5	1,657	19.2	2,842	33.0	8,613	665,000	835,066
Oshawa CMA													
November 2015	54	40.0	49	36.3	22	16.3	5	3.7	5	3.7	135	485,000	499,091
November 2014	67	69.8	19	19.8	7	7.3	0	0.0	3	3.1	96	395,000	430,953
Year-to-date 2015	384	40.8	305	32.4	180	19.1	47	5.0	26	2.8	942	485,000	493,595
Year-to-date 2014	555	62.4	188	21.1	75	8.4	39	4.4	32	3.6	889	405,000	452,035
Greater Toronto Area													
November 2015	62	7.8	89	11.3	119	15.1	205	25.9	315	39.9	790	710,000	1,006,198
November 2014	142	16.1	159	18.1	147	16.7	126	14.3	306	34.8	880	645,000	879,172
Year-to-date 2015	787	10.7	1,155	15.7	1,209	16.5	1,315	17.9	2,877	39.2	7,343	700,000	927,994
Year-to-date 2014	1,122	12.6	1,479	16.6	1,763	19.8	1,692	19.0	2,864	32.1	8,920	660,000	829,385

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
November 2015

Submarket	Nov 2015	Nov 2014	% Change	YTD 2015	YTD 2014	% Change
Toronto City	2,410,624	2,062,254	16.9	2,031,107	1,742,727	16.5
Toronto	-	-	n/a	-	2,283,000	n/a
East York	-	-	n/a	-	-	n/a
Etobicoke	-	-	n/a	1,287,500	892,413	44.3
North York	2,137,000	2,041,579	4.7	2,345,270	1,947,598	20.4
Scarborough	-	-	n/a	749,667	731,790	2.4
York	-	-	n/a	-	-	n/a
York Region	1,006,270	797,848	26.1	987,090	885,427	11.5
Aurora	1,205,734	874,543	37.9	962,156	799,922	20.3
East Gwillimbury	-	633,823	n/a	573,628	523,354	9.6
Georgina Township	640,449	348,709	83.7	491,214	443,896	10.7
King Township	1,204,495	1,356,064	-11.2	1,203,481	1,110,274	8.4
Markham	806,541	821,796	-1.9	916,557	857,110	6.9
Newmarket	656,622	647,336	1.4	706,225	622,365	13.5
Richmond Hill	1,345,494	1,094,610	22.9	1,238,051	1,167,711	6.0
Vaughan	1,095,572	839,227	30.5	1,116,530	909,532	22.8
Whitchurch-Stouffville	-	397,467	n/a	774,273	859,210	-9.9
Peel Region	705,856	687,138	2.7	682,010	633,462	7.7
Brampton	669,623	601,175	11.4	615,926	592,869	3.9
Caledon	707,445	643,300	10.0	676,480	639,398	5.8
Mississauga	1,633,333	1,256,765	30.0	1,364,949	1,074,165	27.1
Halton Region	1,235,184	950,373	30.0	997,797	865,209	15.3
Burlington	1,055,382	-	n/a	1,217,128	1,472,395	-17.3
Halton Hills	847,100	959,233	-11.7	871,713	722,057	20.7
Milton	627,343	539,252	16.3	576,325	556,274	3.6
Oakville	1,529,280	1,823,000	-16.1	1,463,567	1,129,614	29.6
Durham Region	532,174	494,718	7.6	526,539	506,304	4.0
Ajax	635,502	564,354	12.6	575,583	591,581	-2.7
Brock	-	-	n/a	-	-	n/a
Clarington	423,414	432,352	-2.1	441,788	412,313	7.1
Oshawa	487,060	426,775	14.1	495,987	440,393	12.6
Pickering	794,350	744,750	6.7	652,359	696,885	-6.4
Scugog	-	-	n/a	-	-	n/a
Uxbridge	-	-	n/a	603,441	583,209	3.5
Whitby	679,649	436,875	55.6	601,146	579,977	3.6
Remainder of Toronto CMA	490,748	408,058	20.3	496,606	447,233	11.0
Bradford West Gwillimbury	602,190	394,423	52.7	529,028	502,625	5.3
Town of Mono	-	649,481	n/a	651,822	605,161	7.7
New Tecumseth	412,323	365,394	12.8	445,956	383,950	16.1
Orangeville	496,380	-	n/a	439,712	430,275	2.2
Toronto CMA	1,074,806	880,302	22.1	942,066	835,066	12.8
Oshawa CMA	499,091	430,953	15.8	493,595	452,035	9.2
Greater Toronto Area (GTA)	1,006,198	879,172	14.4	927,994	829,385	11.9

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto November 2015										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	4,135	-5.5	7,078	8,822	11,832	59.8	526,528	9.1	549,150
	February	5,731	-0.5	7,121	10,897	12,860	55.4	553,193	8.3	548,004
	March	8,081	4.1	7,177	14,829	12,707	56.5	557,684	7.3	549,147
	April	9,706	-1.1	7,529	17,351	13,424	56.1	577,898	9.8	554,876
	May	11,079	8.8	8,071	18,931	13,422	60.1	585,204	7.9	558,494
	June	10,180	12.3	8,076	16,735	13,518	59.7	568,953	7.1	557,247
	July	9,198	7.7	8,059	15,187	13,658	59.0	550,700	7.3	562,698
	August	7,600	0.4	8,187	11,733	13,173	62.1	546,303	8.6	569,484
	September	8,051	8.6	8,190	15,692	13,093	62.6	573,676	7.5	574,023
	October	8,552	6.9	8,176	13,476	13,357	61.2	587,505	9.0	580,138
	November	6,519	2.0	7,953	8,789	12,809	62.1	577,936	7.2	578,862
	December	4,446	9.0	7,659	4,448	13,036	58.8	556,602	7.0	580,059
2015	January	4,355	5.3	7,644	9,596	12,923	59.2	552,575	4.9	575,008
	February	6,338	10.6	7,984	10,503	12,665	63.0	596,163	7.8	590,825
	March	8,940	10.6	8,192	15,531	13,446	60.9	613,933	10.1	602,736
	April	11,303	16.5	8,479	18,117	13,373	63.4	635,932	10.0	609,322
	May	11,706	5.7	8,714	18,697	13,450	64.8	649,599	11.0	617,534
	June	11,992	17.8	8,805	17,746	13,481	65.3	639,184	12.3	623,833
	July	9,880	7.4	8,714	14,699	13,404	65.0	609,236	10.6	622,935
	August	7,998	5.2	8,582	12,628	13,673	62.8	602,607	10.3	627,627
	September	8,200	1.9	8,337	16,077	13,519	61.7	627,395	9.4	626,690
	October	8,804	2.9	8,611	13,339	13,642	63.1	630,876	7.4	627,566
	November	7,385	13.3	8,902	9,609	13,723	64.9	632,685	9.5	634,959
	December									
	Q3 2014	24,849	5.6		42,612			556,799	7.8	
	Q3 2015	26,078	4.9		43,404			612,913	10.1	
	YTD 2014	88,832	4.7		152,442			566,986	8.1	
	YTD 2015	96,901	9.1		156,542			622,707	9.8	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
November 2015

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	459	-5.9	782	791	965	81.0	392,353	18.4	398,421
	February	593	-17.2	702	1,002	1,128	62.2	370,120	6.2	369,723
	March	900	0.1	786	1,488	1,226	64.1	376,923	8.7	375,285
	April	1,090	-4.8	822	1,631	1,223	67.2	386,589	9.4	378,178
	May	1,268	13.0	937	1,738	1,263	74.2	387,382	9.1	379,391
	June	1,109	7.9	888	1,554	1,297	68.5	393,461	9.7	383,756
	July	1,063	12.1	923	1,479	1,383	66.8	393,111	9.5	387,253
	August	868	-3.1	857	1,142	1,173	73.1	386,036	8.1	386,902
	September	930	15.7	948	1,382	1,245	76.1	397,776	13.1	404,095
	October	929	6.8	911	1,194	1,240	73.5	390,725	8.5	395,095
	November	690	1.6	838	840	1,173	71.5	398,712	8.3	400,028
	December	444	4.7	866	412	1,204	71.9	384,405	7.7	401,724
2015	January	487	6.1	839	818	1,001	83.9	409,814	4.5	416,195
	February	699	17.9	830	1,028	1,174	70.7	420,532	13.6	419,408
	March	1,043	15.9	924	1,427	1,187	77.8	428,876	13.8	426,349
	April	1,250	14.7	936	1,692	1,258	74.4	437,473	13.2	428,465
	May	1,259	-0.7	929	1,734	1,255	74.0	445,611	15.0	436,270
	June	1,416	27.7	1,138	1,693	1,413	80.6	451,400	14.7	440,232
	July	1,120	5.4	965	1,412	1,309	73.8	448,585	14.1	442,081
	August	940	8.3	925	1,262	1,296	71.4	443,912	15.0	444,559
	September	925	-0.5	942	1,417	1,278	73.7	435,075	9.4	442,806
	October	941	1.3	916	1,211	1,254	73.0	440,623	12.8	445,899
	November	757	9.7	928	914	1,283	72.3	448,454	12.5	449,247
	December									
	Q3 2014	2,861	8.0		4,003			392,481	10.2	
	Q3 2015	2,985	4.3		4,091			442,927	12.9	
	YTD 2014	9,899	3.2		14,241			388,798	9.7	
	YTD 2015	10,837	9.5		14,608			439,618	13.1	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
November 2015

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	120.7	123.7	3,101	8.3	67.9	918
	February	595	3.14	5.24	121.0	125.0	3,107	8.3	67.9	917
	March	581	3.14	4.99	121.0	125.5	3,112	7.9	67.7	914
	April	570	3.14	4.79	121.8	126.4	3,125	7.8	67.8	908
	May	570	3.14	4.79	121.8	127.0	3,117	7.7	67.5	907
	June	570	3.14	4.79	122.2	127.4	3,099	7.9	67.1	909
	July	570	3.14	4.79	122.1	126.9	3,077	8.2	66.8	912
	August	570	3.14	4.79	122.5	126.9	3,065	8.3	66.5	916
	September	570	3.14	4.79	122.9	127.2	3,063	8.3	66.3	925
	October	570	3.14	4.79	123.0	127.4	3,070	8.1	66.3	936
	November	570	3.14	4.79	123.1	126.9	3,074	8.0	66.2	947
	December	570	3.14	4.79	123.4	126.2	3,073	8.0	66.1	947
2015	January	570	3.14	4.79	123.3	126.3	3,071	7.8	65.8	946
	February	567	2.89	4.74	123.7	127.2	3,079	7.6	65.8	943
	March	567	2.89	4.74	124.2	127.9	3,098	7.3	65.9	942
	April	561	2.89	4.64	124.5	127.7	3,115	7.3	66.1	944
	May	561	2.89	4.64	125.1	128.5	3,141	7.1	66.5	946
	June	561	2.89	4.64	125.9	128.8	3,168	6.9	66.8	954
	July	561	2.89	4.64	126.3	129.2	3,199	6.6	67.1	968
	August	561	2.89	4.64	127.1	128.7	3,214	6.7	67.4	982
	September	561	2.89	4.64	127.3	129.0	3,216	6.9	67.5	989
	October	561	2.89	4.64	127.9	129.0	3,212	7.1	67.5	989
	November	561	3.14	4.64		129.1	3,207	7.0	67.2	991
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
November 2015

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	120.7	123.7	192.5	7.8	66.7	953
	February	595	3.14	5.24	121.0	125.0	192.9	7.9	66.8	957
	March	581	3.14	4.99	121.0	125.5	194.1	7.7	67.0	956
	April	570	3.14	4.79	121.8	126.4	197.1	7.4	67.7	954
	May	570	3.14	4.79	121.8	127.0	198.6	7.4	68.1	953
	June	570	3.14	4.79	122.2	127.4	200.3	6.7	68.1	957
	July	570	3.14	4.79	122.1	126.9	201.8	7.0	68.7	954
	August	570	3.14	4.79	122.5	126.9	202.4	7.2	68.9	949
	September	570	3.14	4.79	122.9	127.2	203.4	7.6	69.4	946
	October	570	3.14	4.79	123.0	127.4	204.1	7.4	69.4	940
	November	570	3.14	4.79	123.1	126.9	206.2	6.9	69.7	943
	December	570	3.14	4.79	123.4	126.2	207.0	6.9	69.8	945
2015	January	570	3.14	4.79	123.3	126.3	207.3	6.8	69.8	960
	February	567	2.89	4.74	123.7	127.2	205.9	7.0	69.3	979
	March	567	2.89	4.74	124.2	127.9	203.3	7.5	68.8	1,007
	April	561	2.89	4.64	124.5	127.7	200.3	7.9	67.9	1,027
	May	561	2.89	4.64	125.1	128.5	198.0	7.9	67.1	1,025
	June	561	2.89	4.64	125.9	128.8	195.0	7.5	65.7	1,005
	July	561	2.89	4.64	126.3	129.2	189.7	7.4	63.8	989
	August	561	2.89	4.64	127.1	128.7	186.9	7.7	62.9	973
	September	561	2.89	4.64	127.3	129.0	185.9	8.2	62.8	984
	October	561	2.89	4.64	127.9	129.0	190.7	8.0	64.3	989
	November	561	3.14	4.64		129.1	195.6	7.8	65.7	1,001
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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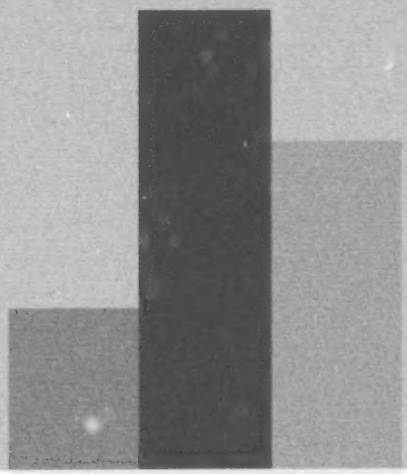

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